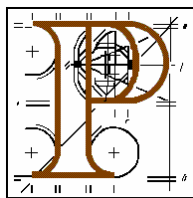


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2011

## Wexford County

**Planning Register Reference Number: 20120874**

An Bord Pleanála Reference Number: PL 26.241563

**APPEAL** by Denis Cronin of The Cottage, Kilrane, Rosslare Harbour, County Wexford against the decision made on the 8<sup>th</sup> day of January, 2013 by Wexford County Council to grant subject to conditions a permission to Glen Fuel Services Limited care of Lennon O’Keeffe Design Architects of Sinnottstown Business Park, Drinagh, Wexford in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Retention of use of retail dispensing facility of existing approved wholesale distribution and sale facility (planning register reference number 20032315) at Ballygillane Big and Ballyknockan, ED Saint Helens, County Wexford.

## DECISION

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed development, together with the pattern of development in the area it is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with the zoning objective for the area, would not lead to the creation of a traffic hazard in the vicinity, would not impact negatively on the amenity of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## CONDITIONS

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to completion of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The proposed development shall comply with the requirements of the previous planning register reference number 20032315, except as may be required by other conditions attached hereto.

**Reason:** In the interest of clarity.

3. The fuelling facility shall only operate between the hours of 0700 and 1830, Monday to Sunday. Any deviation from these hours shall require a separate grant of planning permission from the planning authority or An Bord Pleanála on appeal.

**Reason:** In the interest of clarity and to protect neighbouring residential amenity.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of any works on site, the developer shall ascertain and comply with the requirements of the planning authority in this regard.

**Reason:** In the interest of public health and to ensure a proper standard of development.

5. No advertisement or advertisement structure (other than those shown on the drawings submitted with the application) shall be erected or displayed within the curtilage of the site, unless authorised by a further grant of planning permission.

**Reason:** In the interest of visual amenity.

6. The premises shall be operated in accordance with the details submitted with the application and appeal.

**Reason:** In the interest of orderly development.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2013.**