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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20191681**

**Appeal** by Philip Ryan and others care of Diarmuid Ó Gradá of 16 Louvain, Roebuck Road, Dublin against the decision made on the 14<sup>th</sup> day of February, 2020 by Wexford County Council to grant subject to conditions a permission to Helen Meehan care of Leo Meehan of Carraig Ard, Coolcotts Lane, Wexford in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of existing chalet and the erection of a replacement chalet, together with all associated site works at Doogan's Warren, Rosslare, 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 modest nature of the proposed development as a replacement chalet and the availability of public water supply and sewerage facilities to serve the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area, would not give rise to coastal erosion or flooding and would be in accordance with the provisions of the current Wexford County Development Plan and with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out 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 commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

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

2. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

3. The developer shall enter into water and/or wastewater connection agreements with Irish Water prior to commencement of development.

**Reason:** In the interest of public health.

4. Prior to commencement of development, details of the external finishes of the proposed development shall be submitted to, and agreed in writing with, the planning authority.

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

5. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority plans and particulars for the implementation of an Invasive Species Management Plan. This plan shall include the employment of suitably qualified and experienced personnel to monitor the development works and the treatment, and/or removal and safe disposal, of contaminated material where it arises within the application site.

**Reason:** To prevent the spread of invasive plant species.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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**Dave Walsh**

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

**Dated this            day of            2020.**