



An  
Bord  
Pleanála

**Board Direction**  
**PL26.246144**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on June 15<sup>th</sup> 2016.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

### **Reasons and Considerations**

Having regard to the following :

- the planning history
- the pattern of development in the area
- the zoning objectives in the Wexford Town and Environs Development Plan 2009-2015 (extended)
- the Sustainable Residential Development in Urban Areas,
- Urban Design Manual-A Best practice Guide,
- Quality Housing for Sustainable Communities DoEHLG Best Practice Guidelines,

the Board considered the proposed development by reason of its layout and design and subject to the amendments as set out in the conditions below, would not seriously injure the residential amenities of the area, would not constitute a traffic hazard and would be in accordance with the proper planning and sustainable development in the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board, the Board considered that subject to revision to the site layout as set out in the conditions, the issue of public open space would be acceptable in terms of quantum and distribution within the proposed development, that the housing mix was acceptable in terms of the pattern of development in the area and the medium density zoning of the site. Furthermore the Board considered that the access by means of 3 site entrances and the removal of and residential units fronting directly on to Coolcotts Lane was an improvement on the previously permitted scheme.

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 16<sup>th</sup> of December 2015 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. Houses numbered 55,56,57 and 58 shall be omitted and the additional space thereby created shall be incorporated into a revised area of open space to be submitted to and agreed in writing with the planning authority within 3 months of the date of this order.

**Reason:** in the interest of residential amenity.

3. Standard finishes condition.
4. As per PA condition 7

5. As per PA condition 8
6. As per PA condition 9
7. CMP 1
8. Standard Construction Noise
9. Phasing as per PA condition 6
10. As per PA condition 12
11. As per PA condition 14
12. As per PA condition 16
13. As per PA condition 18 ABP Standard
14. As per PA condition 20 (bus stop)
15. As per PA condition 21 Landscaping
16. Standard Part V Condition
17. Standard Bond condition

18. 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 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.

**Board Member** \_\_\_\_\_ **Date:** 15.06.16  
Paul Hyde