



An  
Bord  
Pleanála

**Board Direction**  
**PL26.246606**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on September 5<sup>th</sup> 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and considerations**

Having regard to the provisions of the Wexford County Development Plan 2013-2019 and the Wexford Retail Strategy contained therein, and of the Gorey Local Area Plan 2010-2016, to the location, scale and nature of the proposed development and to the nature and character of the surrounding environment, it is considered that subject to compliance with the conditions set out below, the proposed development would be an acceptable form of development at this location, would not undermine either the function of the retail park or the retail strategy for the area to any significant degree and would not seriously injure the amenities of the area. The proposed development would, therefore, be in accordance 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. The veterinary clinic shall not be used for the boarding of animals overnight or over the weekend.

**Reason:** In the interest of the amenities of the area.

3. Details of all external signage shall be submitted to and agreed in writing with the planning authority prior to commencement of development on the site.

**Reason:** In the interests of the amenities of the area and visual amenity.

4. A plan containing details for the management of waste within the development, including the provision of facilities for its storage, separation and collection shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

**Reason:** to provide for the appropriate management of waste, in the interest of protecting the environment.

5. Litter in the vicinity of the premises shall be controlled in accordance with a scheme of litter control which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the provision of litter bins and refuse storage facilities.

**Reason:** In the interest of the amenities of the area.

**Board Member**

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Paul Hyde

**Date:** 5 September 2016