



An
Bord
Pleanála

Board Direction
PL26.248847

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14th November 2017.

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 location and scale of the proposed development in an established commercial area and its zoning for commercial purposes, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area, would not be likely to have a significant effect on the environment and would be in accordance with the proper planning and sustainable development of the area.

The Board noted and adopted the appropriate assessment carried out in the Inspector's report that the proposed development either individually or in combination with other plans or projects, would not be likely to have a significant effect on Wexford Harbour and Slob's Special Protection Area (Site Code: 004076) or Slaney River Valley Special Area of Conservation (Site Code: 000781) or any other European Site in view of the sites' conservation objectives, and that a Stage 2 Appropriate Assessment (and submission of a Natura impact statement) is not, therefore, required.

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 attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. Only clean, uncontaminated storm water shall be discharged to the surface water soakaway. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority details of proposed surface water disposal arrangements.

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

3. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

4. (a) The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This shall provide details of appropriate screen and boundary planting consisting predominantly of trees, shrubs and hedging of native species. The planting shall be carried out in accordance with the

agreed scheme and shall be completed within the first planting season following the substantial completion of external construction works.

(b) Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and in the interest of visual amenity.

5. Prior to the commencement of development on site, a detailed invasive species management plan which shall include details of a 5 year programme for the control, monitoring and eradication of Japanese Knotweed on the site, shall be prepared in consultation with the National Parks and Wildlife Service (NPWS) and submitted to, and agreed in writing with, the planning authority. The plan shall be implemented under the supervision of a qualified and competent specialist, with appropriate experience and expertise in the treatment of Japanese Knotweed.

Reason: In the interest of the protection of the environment and to prevent the spread of invasive 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. 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 the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 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: 14th November 2017

John Connolly