



An
Bord
Pleanála

Board Direction
BD-003052-19
ABP-303564-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/05/2019.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the nature of the proposed development, the established use of the activity on the site and the relevant provisions of the Wexford County Development Plan 2013-2019 and of the Gorey Town and Environs Local Area Plan 2017-2023, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenity of the area and of property in the vicinity and would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that taking account of the separation distance between the proposed development extending the existing car service garage and workshop and the neighbouring properties, the scope for overlooking would be minimal, subject to implementation of appropriate conditions, and the overall scale of the development would not be inordinately overbearing or out of place with development already established on the site.

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 to the Planning Authority on the 5th day of December 2018, 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 parapet wall along the northern and western sides of the rooftop carpark shall be constructed to the same height as the roof over the escape stairs.

Reason: in the interest of preserving private amenity of neighbouring property.

3. Water supply and drainage arrangements, including the disposal of surface water from roofs and paved areas, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. 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: 16/05/2019

Dave Walsh