



An
Bord
Pleanála

Board Direction
BD-004543-19
ABP-305097-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 18th, 2019.

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 Town & Environs Development Plan 2009 – 2015 (as extended) and the zoning for residential purposes, to the location of the site in an established urban area, to the existing pattern of development in the area (where there is a variety of house types and scales) and to the nature, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity or be out of character with 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
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	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The proposed development shall be amended as follows:</p> <p>(a) The first floor window serving the landing only on the south west elevation shall be revised to have a cill height of 1.4 m above interior floor level, or the entire window shall be permanently fitted with frosted glazing.</p> <p>(b) The proposed first floor side terrace, onto the south west elevation serving bedroom number 02, shall be omitted, with the green roof increased in area accordingly, and the proposed door from bedroom 02 to this terrace shall be replaced by a window, fitted permanently with frosted glazing.</p> <p>Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In order to prevent overlooking of adjoining property, in the interest of residential amenity.</p>
3.	<p>Prior to the commencement of development, the developer shall submit to, and agree in writing with, the Planning Authority full details of the site boundary treatment which shall consist of:</p> <p>a) A front boundary wall of 1.2 m maximum height, suitably capped and rendered (the proposed 1.8 metre high wall shall not be erected). Any</p>

	<p>gates shall not exceed 1.2 metres in height and shall be sliding or inward opening only.</p> <p>b) Side and rear boundary walls of 1.8 metres maximum height, suitably capped and rendered. Existing boundaries shall not be raised to this height unless written consent is provided by the owners of these shared boundary walls. In the absence of such agreement, a hedgerow of similar height may be planted alongside the existing side and rear boundaries of the site using suitable native species.</p> <p>Reason: In the interest of visual amenity.</p>
4.	<p>Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Irish Water.</p> <p>Reason: In the interest of public health.</p>
5.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between the hours of 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.</p> <p>Reason: In order to safeguard the amenities of property in the vicinity.</p>
6.	<p>All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.</p>

	Reason: In the interest of orderly development and the visual amenities of the area.
7.	<p>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.</p> <p>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.</p>

Board Member

Date: 18th November 2019

Philip Jones