



An  
Bord  
Pleanála

**Board Direction**  
**BD-006609-20**  
**ABP-307317-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/10/2020.

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 modest nature of the proposed development as a domestic extension to an existing house, the pattern of development in the area and the availability of public water supply and sewerage facilities to serve the proposed development and subject to compliance with the conditions set out below it is considered that the proposed development will not seriously injure the visual or residential amenity of the area, will accord with the provisions of the current Wexford County Development Plan and with the proper planning and sustainable development of the area.

## Conditions

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.

Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

Prior to commencement of development, details of the external finishes of the proposed development shall be submitted to and agreed in writing with the planning authority.

**Reason:** In the interest of visual amenity.

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. The contribution shall be paid prior to the 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 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:** 01/10/2020

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Terry Ó Niadh