



An
Bord
Pleanála

Board Direction
BD-008337-21
ABP-309555-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/05/2021.

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, the pattern of development in the area and to the nature, form, 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 the area and would be acceptable in terms of traffic safety and public health. 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 as amended by the further plans and particulars submitted on the 31st day of December 2020, 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 rear external door into the utility room shall be omitted. Revised details shall be submitted for the written agreement of the planning authority prior to commencement of development.

Reason: In the interest of residential amenity.

3. The existing septic tank to be decommissioned and removed shall be dismantled and disposed of in accordance with details to be submitted for written agreement with the planning authority and within 6 months of the completion of the proposed effluent treatment and disposal system which shall only serve authorised habitable accommodation associated with the single dwelling unit and which shall be in accordance with the standards set out in the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2009.

Reason: In the interest of public health

4. Details including samples of the materials, colours and textures of all the external finishes to the proposed building, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. 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.

Reason: In the interest of Public Health.

6. Details which shall include plans and elevations of boundary treatment including materials and finishes along the road frontage shall be submitted to and agreed in writing with the planning authority prior to commencement of development. This scheme shall ensure that the roadway as distinct from the curtilage of the dwelling is not obstructed.

Reason: In the interest of traffic safety and visual amenity.

7. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:

- a) Off-site disposal of construction/demolition waste.
- b) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface watercourses or drains.
- c) Measures to ensure safe access to adjacent properties.

Reason: In the interest of amenities, public health and safety.

Board Member



Terry Ó Niadh

Date: 28/05/2021

