



An  
Bord  
Pleanála

**Board Direction**  
**BD-012103-23**  
**ABP-312418-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/05/2023.

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 planning history, the nature and scale of the proposed development and the development it is proposed to retain, and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed to be retained would be in keeping with the character of the area and would not seriously injure the visual or residential amenities of properties in the vicinity. The proposed development and development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Board considered that additional mitigating measures proposed by the first party at appeal stage, specifically the revised landscaping proposals are not required. It is considered that the wall of the walkway itself mitigated potential overlooking from the window and that the walkway itself as currently constructed is acceptable.

## 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. Landscaping proposals shall be in accordance with those set out within Landscape Plan prepared by Carragh Paving and Landscapes Drawing no. CPL-20.01 dated Oct. 2021 submitted to Wexford County Council 18<sup>th</sup> October 2021.

Reason: In the interest of residential amenity.

3. Within 4 weeks of this decision, the applicant shall submit final floor plans and elevations of the development for written agreement of the planning authority which clearly illustrate final proposals for the boot room as permitted under PA Ref: 20191254.

Reason: In the interest of clarity.

4. Save for the amendments hereby permitted, the development shall otherwise comply with the terms and conditions of Reg. Ref. 20191254.

Reason: In the interests of clarity.

**Board Member**



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Mary Henchy

**Date:** 08/05/2023



