

An  
Bord  
Pleanála

**Board Direction**  
**BD-011009-22**  
**ABP-312787-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/07/2022.

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 location of the site, to the nature, scale and extent of the proposed development and to the relevant provisions of the Wexford County Development Plan 2022-2028, including Objective ROS06, which supports community groups in the development of parks, community gardens and sporting facilities, and, subject to compliance with conditions below, the proposed development, would not seriously injure the visual amenities of the area or the amenities of property in the vicinity, would not give rise to a risk of flooding in the area and would not result in the creation of a road safety or traffic hazard and would constitute an appropriate form of development at this location. The proposed development for permission and for outline permission 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 additional information submitted on 20<sup>th</sup> December 2021, 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. This outline permission for the community centre building relates solely to the principle of the development and shall not be construed as giving consent to its form and layout.

Details of the design, form and layout of the proposed community centre building shall be submitted by way of a separate application for permission consequent and shall incorporate the following requirements:

- The building shall have the height, width and length dimensions as set out in the drawings submitted with this application as amended by the drawings submitted to the planning authority on the 20<sup>th</sup> day of December 2021
- Full details of surface water drainage (which shall ensure there is no increase in the rate of run-off from the site), water supply and wastewater treatment proposals.

**Reason:** In the interest of clarity.

3. The site access and car parking arrangements shall comply with the Planning Authority's requirements for same and shall incorporate *Design Manual for Urban Roads and Streets* (2019) place-making principles.

**Reason:** In the interest of road and pedestrian safety.



4. Water supply and drainage arrangements shall comply with the requirements of the planning authority for such works and services, details of which shall be agreed in writing prior to the commencement of development.

**Reason:** In the interest of proper site drainage.

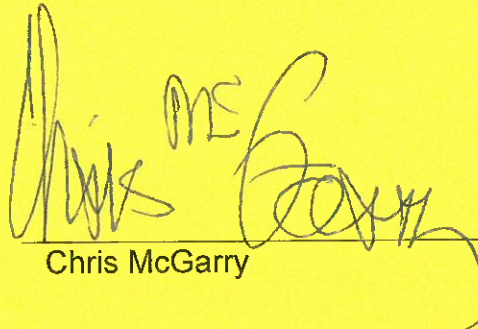
5. Public lighting shall be provided in accordance with a scheme, which shall include lighting along pedestrian routes through open spaces details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of amenity and public safety.

6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 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.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

**Board Member**

  
Chris McGarry

**Date:** 20/07/2022

