



An  
Bord  
Pleanála

**Board Direction**  
**BD-017184-24**  
**ABP-315834-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/07/2024.

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**

The development to be retained and completed complies with the provisions of the Wexford County Development Plan 2022-2028. It is considered that subject to compliance with the conditions set out below, the development to be retained and completed would not seriously injure the residential and visual amenities of the area. The development to be retained and completed would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained 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. No signage, advertising structures/advertisements, security shutters, or other projecting elements, including flagpoles, shall be erected within the site [and adjoining lands under the control of the applicant] unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

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

Reason: In the interest of visual amenity.

**Board Member**

  
Liam Bergin

**Date:** 07/08/2024