

An
Bord
Pleanála

Board Direction
BD-018494-24
ABP-320004-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/11/2024.

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

Having regard to the provisions of the Wexford County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development will not be seriously injurious to existing residential amenities, and will not have an adverse impact upon the character of the area. It is considered that the proposed development is in the interests of the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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.

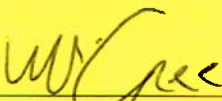
2. a) Use of the subject structure shall be restricted to home office, home gym, utility kitchen and storage, incidental to the occupation of the adjacent dwelling house, as specified in the lodged documentation, unless otherwise authorised by a prior grant of planning permission.
- b) The existing dwelling house on the overall site and the subject structure, which is the subject of this grant of planning permission, shall be jointly occupied as a single residential unit and the subject structure shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To protect the amenities of property in the vicinity.

3. 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.

Board Member


Liam McGree

Date: 17/12/2024