



An
Bord
Pleanála

Board Direction
BD-018635-25
ABP-320218-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/01/2025.

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 policies and objectives of the Wexford County Development Plan 2022-2028, the location of the development within an established farm complex, the use of the subject site as an agricultural farmyard and the specific form and design of the development which is a horse walker, it is considered that, subject to compliance with the conditions set out below, the development for which retention permission is sought would not seriously injure the residential amenities of the area or of property in the vicinity and would constitute an acceptable form of development at this location. The development for which retention permission is sought 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, 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. All storm water from the roof of the structure shall be diverted to a clean water outfall. Drawings and details shall be submitted to the planning authority. Works shall be completed within six months of the date of this Order.

Reason: In the interest of environmental protection and public health.

3. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Note: the Board noted recommended conditions 3(b) and 3(c) and 4 as set out in the inspector's report. However having considered the totality of the documentation on file and noting the modest nature of the development for which retention permission is sought and which entails an enclosed structure only on established farmyard area to enable managed walking for horses and which does not incorporate any stabling or associated elements such as manure tanks, it was determined that the relevant condition in relation to surface water as per that included in the planning authority decision was sufficient and a further condition relating to slurry was not warranted.

Board Member



Chris McGarry

Date: 14/01/2025