

An
Bord
Pleanála

Board Direction
BD-018876-25
ABP-320637-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/02/2025.

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 location and character of the site and surrounding area in a serviced urban area together with the provisions of the Wexford County Development Plan 2022-2028 including the existing residential zoning objective for the area, it is considered that, subject to compliance with the conditions set out below, the scale and nature of the development is acceptable. The proposed development would comply with local design guidance and would not seriously injure the visual or residential amenity of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 4th day of June 2024 and 11th day of July 2024, 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 grant of permission permits subdivision of the site and construction of one dwelling unit only. The existing and permitted dwellings shall be not further subdivided without a prior grant of planning permission.

Reason: In the interest of clarity.

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

Reason: In the interest of visual amenity.

4. Opaque glazing shall be permanently fitted to the first floor bathroom window.

Reason: In the interest of residential amenity.

5. Prior to the commencement of development, the developer shall enter into a Connection Agreements with Uisce Éireann (Irish Water) to provide for a service connections to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

6. 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 and surface water management.

7.
 - a) The developer shall submit plan, elevation and section drawings illustrating the revised access arrangements and boundary treatments at the south of the site, for the written agreement of the planning authority prior to the commencement of development. All materials and finishes of any new pillars or walls shall match the existing boundary.
 - b) The developer shall submit details of the proposed boundary treatment between the private open spaces associated with the existing dwelling at number 17 St. Mary's Villas and the proposed new dwelling, for the written agreement of the planning authority prior to the commencement of development.

Reason: In the interest of visual and residential amenity.

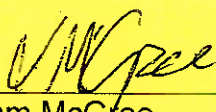
8. Site development and building works shall be carried out between the hours of 08:00 to 18:00 Mondays to Fridays inclusive, between 08:00 to 14:00 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

9. 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.

Board Member


Liam McGree

Date: 11/02/2025