



An
Bord
Pleanála

Board Direction
BD-018957-25
ABP-320669-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/02/2025.

The Board decided to grant retention 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, the planning history of the site, including permitted development, and the nature and scale of the development to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained, would not seriously injure the residential amenities of the area, would not unduly impact on the visual amenities of the area, and 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. The development shall be amended as follows:

- (a) The first-floor window on the eastern elevation shall be replaced with a window that is top opening only, and shall be installed with obscure glass.
- (b) The façade shall be painted in full and shall incorporate painted panels to provide visual breaks in the façade walls.
- (c) External lighting installed on the east, west or north elevations, shall not be located at a height exceeding the parapet level of the single storey component, and shall be cowled, so as to avoid light spill or glare on adjoining properties.

Revised drawings showing compliance with these requirements shall be submitted to and agreed in writing with the planning authority, and the agreed works shall be completed within six months of the date of this permission.

Reason: In the interests of visual and residential amenity.

- 3. (a) A scheme indicating boundary treatments shall be submitted to, and agreed in writing with, the planning authority within a period of three months from the date of this permission. This boundary treatment scheme shall provide a screen along the northern and eastern boundaries, consisting predominantly of semi mature trees, shrubs and hedging of indigenous species, capable of growing to the height of three metres. The planting shall be carried out in accordance with the agreed scheme and shall be completed within the first planting season following agreement with the planning authority.

(b) All planting shall be adequately protected from damage until established. Any plants or trees which die, are removed or become seriously damaged or diseased, within a period of five years from planting, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity

4. 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 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


Mary Rose McGovern

Date: 19/02/2025