



An
Bord
Pleanála

Board Direction
BD-019347-25
ABP-320917-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/03/2025.

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 rural area together with the provisions of the Wexford County Development Plan 2022-2028 including Objective SC34, it is considered that, subject to compliance with the conditions set out below, the scale and nature of the development would not seriously injure the visual or residential amenity of the area. The development is, therefore, 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, as amended by the further plans and particulars received by the planning authority on the 15 th day of August 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
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	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The gym shall not be used for human habitation or commercial purposes and shall remain ancillary to the enjoyment of the site as a community sports club by its members only.</p> <p>Reason: In the interest of clarity.</p>
3.	<p>The gym shall operate only between the hours of 08:00 to 21:00 Monday to Sunday. All lighting associated with the gym shall be extinguished outside of these hours.</p> <p>Reason: In the interest of residential amenity.</p>
4.	<p>During the operational phase of the development the noise level shall not exceed</p> <p>(a) 55 dB(A) rated sound level during the operational hours, and</p> <p>(b) 45 dB(A) 15min and 60 dB LAfmax, 15min at all other times, (corrected for a tonal or impulsive component) as measured at any point along the boundary of the site. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: To protect the residential amenities of property in the vicinity of the site</p>
5.	<p>The disposal of surface water shall comply with drawing no. 24-003-PL06 received by the planning authority on the 15th day of August 2024 such that no surface water discharges to any adjacent property.</p>

	Reason: In the interests of proper planning and sustainable development.
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Board Member

Eamonn James Kelly

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Date: 01/04/2025