



An
Bord
Pleanála

Board Direction
BD-019956-25
ABP-321982-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/06/2025.

The Board decided by a majority of 2:1 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 scale and nature of the development proposed to be retained, and Objective ED105 of the Wexford County Development Plan 2022-2028 which aims to facilitate farm or rural resource related enterprises subject to normal planning and environmental criteria, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be in accordance with the provisions of the Wexford County Development Plan 2022-2028, would not be detrimental to the environment or to the area, would not impact negatively on the current levels of residential amenity enjoyed at the location, and would, therefore, be in accordance with the proper and sustainable development of the area.

The Board noted the recommendation of the planning authority and the inspector to grant permission for the retention of earlier opening hours on Sundays and bank holidays for a temporary period of three years, however, having regard to the limited additional hours being sought, the report of the Roads section of the Planning Authority which noted that all traffic generated is now well established and is deemed

not to have any significant impact on the local road network, and the separation distances to adjoining properties the Board did not consider it necessary to grant permission for retention of extended opening hours on Sundays and Bank Holidays for a three year period only.

Conditions

1. The development shall be retained 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 20th day of August, 2024 and on the 20th day of January, 2025, 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The use of the development shall be confined to the following public opening hours:

- 0900 to 1800 hours Mondays to Fridays,
- 0900 to 1730 hours on Saturdays,
- 0915 to 1730 hours on Sundays and Bank Holidays.

3. During the operational phase of the development, the noise level shall not exceed (a) 55 dB(A) rated sound level between the hours of 0700 to 2100, and (b) 42 dB(A) between the hours of 2100 to 0700, as measured at the nearest noise sensitive location. 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.

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

Board Member

Mary Gurrie
Mary Gurrie

Date: 17/06/2025