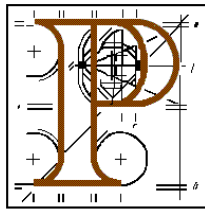


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wexford County

Planning Register Reference Number: 20150600

An Bord Pleanála Reference Number: PL 26.245427

APPEAL by Michael Doyle and others care of Jim Brogan of Unit B1 Laurel Lodge Business Centre, Laurel Lodge, Castleknock, Dublin against the decision made on the 5th day of August, 2015 by Wexford County Council to grant subject to conditions a permission to Riverside Park Hotel care of Stephen Carr Architects of Sinnottstown Lane, Drinagh, Wexford in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: (1) A three-storey, 24 bedroom extension to the existing hotel, (2) a 92 square metre extension to the bar, including changes to the front (east) elevation of the existing hotel and an external circulation structure with signage. The development, which is within the curtilage of a protected structure (Millhouse Bar, Salthouse Lane - RPS Number E084), will include the provision of new car parking spaces under the proposed bedroom block extension, with new access onto Salthouse Lane and associated site works at Riverside Park Hotel, Enniscorthy, County Wexford.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the nature, scale and design of the proposed development, to the planning history of the subject lands, to the town centre zoning of the site as set out in the current development plan for the area and to the character of the general area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not adversely affect the character and setting of the protected structure and would be acceptable in terms of traffic safety and convenience. The proposed development 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 out in accordance with the agreed particulars.

Reason: In the interest of clarity.

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

Reason: In the interest of visual amenity.

3. (a) Prior to the commencement of development, the developer shall submit to, and agree in writing with, the planning authority a detailed Method Statement for works proposed to the protected structure ('Millhouse Bar') which shall include, the following: details of the junction of the extension with the protected structure, treatment of the window and door openings in the protected structure; proposals for the collection and disposal of surface water from the structure, and details of materials to be used.
- (b) All works to the protected structure shall be designed to cause minimum interference to the building's structure and fabric and shall be reversible. A suitably qualified conservation expert shall be employed to monitor and implement the works on the site and to ensure adequate protection of the historic fabric of the mill house during the works. All works shall be carried out in accordance with the best conservation practice as detailed in the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in December, 2004.

Reason: In the interest of architectural heritage protection.

4. Final locations, and screening proposals, for any mechanical plant proposed at roof level shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the amenities of properties in the vicinity of the site.

5. During the operational phase of the proposed development, the noise level from within the premises, measured at noise sensitive locations in the vicinity, shall not exceed-
- (a) an L_{ArT} value of 55 dB(A) during the period 0800 to 2200 hours from Monday to Saturday (inclusive), and
 - (b) an L_{AeqT} value of 45 dB(A) at any other time.

Reason: To protect the amenities of properties in the vicinity of the site.

6. Water supply and drainage arrangements, including the 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 to ensure a proper standard of development.

7. Car and bicycle parking provision and the vehicular entrance layout shall be in accordance with the detailed requirements of the planning authority for such works.

Reason: In the interests of amenities and public safety.

8. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground. In this regard, ducting shall be provided to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interest of orderly development and the visual amenities of the area.

9. A plan containing details for the management of waste and, in particular, recyclable materials within the development, including the provision of facilities for the storage, separation and collection of waste and, in particular, recyclable materials and for the ongoing operation of these facilities, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

10. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures, traffic management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

11. Site development and building works shall be carried out between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

12. 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.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.