

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Wexford County**

**Planning Register Reference Number: 20150021**

An Bord Pleanála Reference Number: PL 26.245562

**APPEAL** by Ropewalk Car Park Limited care of Peter Thomson Planning Solutions of Suite 1, Burchall House, Parnell Street, Waterford against the decision made on the 9<sup>th</sup> day of September, 2015 by Wexford County Council to grant subject to conditions a permission to Alut Limited care of Seamus Cullimore of 41 Upper Grand Canal Street, Ballsbridge, Dublin in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Permission for a car park and provision of ancillary works for the smooth and secure operation of the customer friendly car park. These works include the provision of gates/barriers at the exit and entrance, the restoration/reinstatement of the site boundary walls, the siting of pay stations, enhancement of existing public lighting, installation of CCTV monitoring and the provision of electric car port, together with all associated and ancillary site works, all at South Main Street Car Park, Stonebridge Lane, South Main Street, 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**

The site of the proposed development is identified in the Wexford and Environs Development Plan 2009-2019 as a main area within the town centre (Masterplan Zone 13B) where it will be possible to develop or enhance the public realm and fully realise the development potential of the site. It is also located partly within a key opportunity site, as identified in the Wexford Town Retail Strategy, which forms part of the Development Plan. Having regard to the said provisions of the Development Plan, and to the previously permitted use of the site as a car park on a temporary basis, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable for a two year period, and accordingly would not compromise the future development potential of an underutilised town centre site close to the retail core. The proposed development would not, therefore, be detrimental to the vitality and vibrancy of Wexford town centre, would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience, 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 as amended by the further plans and particulars submitted on the 14<sup>th</sup> day of August, 2015, 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 car parking use hereby permitted shall cease within two years of the date of this order, unless prior to the end of the period, planning permission shall have been granted for retention for a further period.

**Reason:** Having regard to the unsuitability of the subject use of these opportunity lands on a long term basis.

3. The proposed development shall be amended as follows:
  - (a) the proposed boundary wall along the southern boundary shall be replaced by a metal railing with a not more than 1.2 metres in height,
  - (b) details of the provision of a ticket operated barrier at entrance and exit point and the location of the pay station on sites shall be submitted to the planning authority for agreement. Provision shall be made for a pedestrian access to the side of the barrier at the exit point onto Stonebridge Lane, and
  - (c) details of the location of the electric charging station shall be submitted to the planning authority for agreement.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** In the interest of visual amenity and orderly development.

4. No signage, advertising structures/advertisements, security shutters, or other projecting elements, including flagpoles, shall be erected within the site or on adjoining lands under the control of the developer unless authorised by a further grant of planning permission.

**Reason:** In the interest of the visual amenities of the area and to conserve the architectural heritage of the area.

5. The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which may exist within the site. In this regard, the developer shall:

- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development, and
- (b) employ a suitably-qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works.

The assessment shall address the following issues:

- (i) the nature and location of archaeological material on the site, and
- (ii) the impact of the proposed development on such archaeological material.

A report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction works.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

**Reason:** In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

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

**Dated this            day of            2016.**