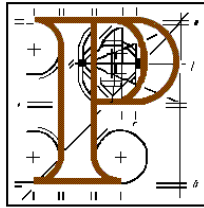


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wexford County

Planning Register Reference Number: 20150679

An Bord Pleanála Reference Number: PL 26.245609

APPEAL by Olivia Forrestal of Tinnock Stables, Campile, New Ross, County Wexford against the decision made on the 16th day of September, 2015 by Wexford County Council to grant subject to conditions a permission to Mary and Peter Blease of Tinnock, Campile, County Wexford in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of a car-port and change of use of existing domestic store to a habitable structure at Tinnock, Campile, 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 and scale of the development proposed for retention and change of use and to the ancillary use of such to the existing dwelling on site, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention and change of use would be consistent with Development Plan policy, 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.

CONDITONS

1. The development proposed for retention and change of use shall be completed in accordance with the plans and particulars lodged with the application, and with the further particulars submitted to the planning authority on the 26th 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 within three months of the date of this order and the development shall be completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The structure subject to change of use shall remain ancillary to the existing dwelling on site and shall not be sold, let or rented independent of the existing dwelling on site and shall not be used for any business/commercial/industrial use and shall not be transferred or conveyed, save as part of the existing dwelling.

Reason: In the interest of orderly development.

3. Surface water from the site shall not be permitted to drain onto the public road or to neighbouring properties.

Reason: In the interest of orderly development.

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

Dated this day of 2016.