

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Wexford County

**Planning Register Reference Number:** 20150917

An Bord Pleanála Reference Number: PL 26.245735

**APPEAL** by Robert and Kathleen O'Callaghan of Randalstown, Ballycogley, Wexford against the decision made on the 28<sup>th</sup> October, 2015 by Wexford County Council to grant subject to conditions a permission to Charlie and Deirdre Delaney of 40 Naas Road, Bluebell, Dublin in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Construction of a domestic garage, playroom and associated works at Randalstown, Bridgetown, Wexford, (E.D. Mayglass).

## 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 pattern of development in the area and the scale, design and use proposed, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would respect the existing character of the area 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 in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The garage and playroom shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for human habitation or the carrying on of any trade or business.

**Reason:** In the interest of residential amenity.

3. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road.

**Reason:** In the interest of traffic safety.

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

**Dated this            day of            2016.**