

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wexford County

Planning Register Reference Number: 20160187

An Bord Pleanála Reference Number: PL 26.246606

APPEAL by Shane McGuckin care of Ian Doyle of 16 Rose Park, Wexford Town, County Wexford against the decision made on the 20th day of April, 2016 by Wexford County Council to grant subject to conditions a permission to BrayVET care of Peter Cassidy Architects of 6 Clarinda Park North, Dún Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Change of use of ground floor from retail use to a veterinary clinic including associated internal modifications and external signage at Unit 3, Knockmullen Retail Park, Knockmullen Road, Gorey, 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 provisions of the Wexford County Development Plan 2013-2019 and the Wexford Retail Strategy contained therein, and to the Gorey Local Area Plan 2010-2016, to the location, scale and nature of the proposed development and to the nature and character of the surrounding environment, it is considered that, subject to compliance with the conditions set out below, the proposed development would be an acceptable form of development at this location, would not undermine either the function of the retail park or the retail strategy for the area to any significant degree and would not seriously injure the amenities of the area. 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 veterinary clinic shall not be used for the boarding of animals overnight or over the weekend.

Reason: In the interest of the amenities of the area.

3. Details of all external signage shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interests of the amenities of the area and visual amenity.

4. A plan containing details for the management of waste within the development, including the provision of facilities for its storage, separation and collection shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

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

5. Litter in the vicinity of the premises shall be controlled in accordance with a scheme of litter control which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the provision of litter bins and refuse storage facilities.

Reason: In the interest of the amenities of the area.

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

Dated this day of 2016.