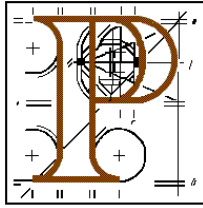


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Wexford County

Planning Register Reference Number: 20160528

An Bord Pleanála Reference Number: PL 26.247372

APPEAL by Des McNerney care of John Mullins and Associates of 14 Crescent Mall, Wexford against the decision made on the 15th day of September, 2016 by Wexford County Council to grant subject to conditions a permission to Lar Devereux of Mountpleasant or Tagunnan, Mayglass, County Wexford.

PROPOSED DEVELOPMENT: Retain existing garage/store as constructed on site (garage/store used to keep vintage tractors), removal of palaside fence and construction of boundary wall and all associated site works at Mountpleasant or Tagunnan, Mayglass, Killinick, County Wexford.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations 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

1. Having regard to the stated use of the shed to be retained for the storage and repair of tractors, and to the information submitted with the application and appeal regarding the existing use of the adjoining shed, associated hardstanding and the enclosed compound to the east of the site for the parking of large trucks, the transporting of vehicles into and out of the site and the storage of vehicle parts, the Board is not satisfied that the existing use would not give rise to unacceptable noise and disruption to the adjoining residential property to the west which would seriously injure the residential amenities of this property and would facilitate the unauthorised use of the site as a commercial premises. The development for which retention is sought would, therefore, be contrary to the provisions of the Wexford County Development Plan 2013-2019 and to the proper planning and sustainable development of the area.
2. Having regard to the size, design and external appearance of the shed that is proposed to be retained, and to the existing shed attached to the structure, it is considered that the combined scale, mass, bulk and industrial design and appearance of the adjoining structures would result in an incongruous feature which would be out of character with the residential nature of the site and would seriously injure the visual amenities of the area. The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The development for which retention is sought, which involves the

alteration of an existing entrance and the introduction of a second entrance, would by reason of the intensification of turning movements and the manoeuvring of heavy goods vehicles into and out of the site, at a point in the road where visibility is restricted in both directions, would give rise to a traffic hazard. The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2017.