



An
Bord
Pleanála

**Board Order
PL 26.247998**

Planning and Development Acts 2000 to 2017

Planning Authority: Wexford County

Planning Register Reference Number: 20161314

Appeal by Grangewood Estate Services (Rosslare) Limited care of Ian Doyle of 16 Rose Park, Wexford Town, County Wexford against the decision made on the 18th day of January, 2017 by Wexford County Council to refuse permission for the proposed development.

Proposed Development: Change of use of existing reception building to holiday home (61 square metres), the provision of private open space (60 square metres), and a new designated car parking space at Grangewood, Grange Big, Rosslare, 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 existing building on the site and the nature of the ownership pattern within the holiday home scheme, it is considered that, subject to compliance with the conditions set out below, the proposed development involving a change of use from a reception building to a holiday home would be acceptable in principle, would not seriously injure the residential or visual amenities of the area 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, 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.

