

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Wexford County

Planning Register Reference Number: 20161435

An Bord Pleanála Reference Number: PL 26.248165

APPEAL by Diarmaid O'Tuama and Johanna Twomey of Moneyribbon, Coolgreany, Gorey, County Wexford against the decision made on the 16th day of February, 2017 by Wexford County Council to grant subject to conditions a permission to John Joe McCarthy care of Seamus O'Hagan of Court, Monamolin, Gorey, County Wexford in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of (i) relocation of existing dwellinghouse on site from that approved under planning register reference number 20072896, (ii) alterations to external elevations including the provision of attic roof light window in front roof elevation, omission of stone cladding to part of front elevation for a knap render finish, provision of three attic roof light windows in rear roof elevation, provision of windows in both side gable walls at attic level, (iii) reduced floor level of dwelling and an increase in the height of the ridge level of the dwellinghouse from that approved under planning register reference number 20072896, (iv) location of domestic garage from that approved under planning register reference number 20150082, (v) increase in height of domestic garage/garden store and alterations to elevations of domestic garage/garden store by relocation and alteration to size of external windows and doors from that approved under planning register reference number 20150082, all at Moneyribbin, Coolgreany, 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 to the nature and design of the development to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential or visual amenities of the area and would integrate with other properties in the vicinity. The development proposed to be retained would be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application except as otherwise may 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 from the date of this order and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The attic area in the house shall be used solely for storage purposes and not for habitable accommodation.

Reason: In the interest of orderly development and to protect the residential amenities of adjoining properties.

3. The garage/shed shall be used solely for purposes incidental to the enjoyment of the house and shall not be used for human habitation or for commercial purposes, sold, leased or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To protect the residential amenities of property in the vicinity.

4. The landscaping scheme as shown on drawing number 27-16-C, as submitted to the planning authority on the 22nd day of December, 2016 shall be carried out within three months of the date of this order.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of two years from the date of this order, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid within three months from the date of this order or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2017.