



An
Bord
Pleanála

Board Order PL 26.248933

Planning and Development Acts 2000 to 2017

Planning Authority: Wexford County Council

Planning Register Reference Number: 20170580

Appeal by Aileen O'Connor care of Frank Ó'Gallachóir and Associates Limited of 94 Rathdown Park, Greystones, County Wicklow against the decision made on the 4th day of July, 2017 by Wexford County Council to grant subject to conditions a permission to Oyster Lane Limited care of Stephen Ward Town Planning and Development Consultants Limited of Jocelyn House, Jocelyn Street, Dundalk, County Louth in accordance with plans and particulars lodged with the said Council:

Proposed Development: Change of use of Unit Number 3 (vacant) from retail use to use as a family entertainment centre, including a bowling alley, children's play areas and ancillary restaurant/café. The proposed development also provides for new external signage to the Oyster Lane elevation and alterations to the internal layout and access, and all associated site development works. Parking for the development will be provided within the existing Stonebridge Centre multi-storey car park. Pedestrian access will be from within the Stonebridge Centre via Oyster Lane itself, all at Unit Number 3 of the Stonebridge Centre at Oyster Lane, Sinnott Place and Paul Quay, 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 Town and Environs Development Plan 2009 and the town centre location of the development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area, would not conflict with the provisions of the Development Plan and would be acceptable in terms of pedestrian 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.
 - (a) Details of all signage for the exterior of the proposed development, including method of illumination, shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development.
 - (b) No roller shutters shall be erected on the exterior of the development.

Reason: To protect the visual amenities of the area.

3. Apart from the shopfront signage agreed under condition number 2 (a) of this permission, and notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no further advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the building or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area, and to allow the planning authority to assess any such further signage or advertisements through the statutory planning process.

4. The development hereby permitted shall be limited to the uses referred to in the development description submitted as part of the planning application. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no other uses shall take place within the subject premises without a separate grant of planning permission. The restaurant/café shall not be used for the sale of hot food for consumption off the premises (that is, as a takeaway).

Reason: In the interests of pedestrian safety, to restrict the nature and extent of the development to that applied for, and in order to protect the residential amenities of property in the vicinity.

5. The opening hours of the family entertainment centre shall be between 1000 hours to 2200 hours Monday to Saturday and between 1230 hours and 2200 hours on Sundays and Bank Holidays.

Reason: In order to protect the residential amenities of property in the vicinity.

6. Adequate internal refuse storage areas for the development shall be provided within the curtilage of the application property.

Reason: In the interest of public health and visual amenity.

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

Dated this day of 2017