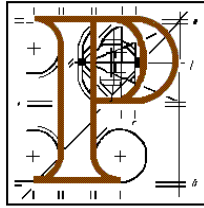


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Wexford County Council

Planning Register Reference Number: 20170272

An Bord Pleanála Reference Number: ABP-300430-17

Appeal by Patrick Kinsella care of Ian Doyle Planning Consultant of Woodleigh, Cornwall, Killurin, Enniscorthy, County Wexford against the decision made on the 13th day of November, 2018 by Wexford County Council to refuse permission for the proposed development.

Proposed Development: Temporary retention of steel buildings (188 square metres) for use as stores, car valeting etc in connection with existing service station at Rocklands Service Station, Rocklands, Wexford.

Decision

GRANT permission for the above proposed development in accordance with the plans and particulars lodged with the said council, 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 location of the application site on the main southern approach to Wexford Town centre, to the planning history of the site and the modest scale of the development for which retention is sought, it is considered, subject to compliance with the conditions set out below, that the proposed development would not be visually intrusive or seriously injure the amenity of residential property in the vicinity or be prejudicial to public health and would, otherwise, accord 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, as amended by the further plans and particulars submitted on the 28th day of April, 2017 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 building the subject of this application shall be used only for storage purposes incidental to the adjoining petrol station use and for the valeting of motor cars. The building shall not be used for car washing, car repair, tyre repair or for the sale or display of motor vehicles.

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

3. This permission shall cease to have effect seven years from the date of this order.

Reason: To allow the planning authority to assess the impact of the proposed development having regard to the nature of the development and its location close to residential uses.

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

Dated this day of 2018