



Planning and Development Acts 2000 to 2018

Planning Authority: Wexford County Council

Planning Register Reference Number: 20180254

Appeal by Eric Norton of 344a Kildare Road, Crumlin, Dublin against the decision made on the 26th day of October, 2018 by Wexford County Council to grant subject to conditions a permission to Thomas O'Loughlin care of Dunbar Lunn of Unit 2 Aldercourt, Ferns, Enniscorthy, County Wexford in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of changes made to an existing three-storey apartment building, as granted permission under planning register reference number 20044960, which include: (a) changes made to the balcony support and facade structure of the front (western) elevation, including the erection of a lift tower structure, (b) inclusion of a second floor level balcony on the rear (eastern) elevation, (c) change of finish material, timber cladding as opposed to napp plaster finish, on the northern gable elevation and (d) confirmation of as-built finished floor levels in regard to Ordnance Datum. All at Middletown, Ardamine, Gorey, County Wexford. Further public notices were received by the planning authority on the 18th day of September, 2018 which included details of a change in site boundaries and of a change in floor area at the second floor level apartment, as opposed to those permitted under

planning register reference number 20044960.

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 planning history on the site and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the retention and completion of the development would not be out of character with the area or seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. The development proposed for retention and completion would, therefore, 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, as amended by the further plans and particulars submitted on the 1st day of October, 2018, 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 recommencement of development and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The works proposed as outlined in the details and drawings submitted to the planning authority on the 1st day of October, 2018 (items A-E), to separate the surface water from the foul sewer and to construct a new storm line, shall be carried out and completed within six months of the date of this Order.

Reason: In the interest of public health and to ensure a proper standard of development.

Dave Walsh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.