



Planning and Development Acts 2000 to 2018

Planning Authority: Wexford County Council

Planning Register Reference Number: 20180833

Appeal by Robert and Margaret Smart care of Terry O'Leary of Rathview, Rathmore, Broadway, County Wexford against the decision made on the 26th day of October, 2018 by Wexford County Council to grant subject to conditions a permission to Redmond Cove Apartments Management Company CLG care of O'Brien Design of 11A Selskar Street, Wexford in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of an existing bin store and planning permission for removal of the roof of the bin store all at Redmond Cove, Redmond Road, 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 zoning of the site as set out in the Wexford Town and Environs Development Plan 2009 – 2015 (as extended), and the extent of the development, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development for which retention is sought would not seriously injure the amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and retained in accordance with the plans and particulars lodged with the application, and with the plans and particulars submitted to the planning authority on the 5th 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 commencement of development and the development shall be carried out and retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The noise level from the bin storage area shall not exceed 55 dB(A) rated sound level, as measured at the nearest dwelling. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

3. The developer shall ensure that all operations on-site shall be carried out in a manner such that air emissions and/or odours do not result in significant impairment of, or significant interference with amenities or the environment beyond the bin store area.

Reason: In order to ensure a satisfactory standard of development and in the interest of residential amenity.

Paul Hyde

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

Dated this day of 2019.