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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20190214**

**APPEAL** by Mary Tobin of Clonroche, Enniscorthy, County Wexford against the decision made on the 10<sup>th</sup> day of April, 2019 by Wexford County Council to grant subject to conditions a permission to Flood Iron Works Limited care of Capital Surveys of Castlehayestown, Taghmon, County Wexford.

**Proposed Development:** Permission for retention is sought for the open fronted shed as constructed on site (reference is Building C, floor area of 75.2 square metres) and for change of elevation and roof material on an adjoining steel portal framed shed (reference is Building A). The applicant removed the old rusted corrugated sheeting and replaced it with an insulated double skin Kingspan grey panel. Planning permission is also sought for the proposed construction of a new steel portal framed building (storage and maintenance of 185 square metres) connected to the existing shed on site, construction of a new front boundary wall and all associated site works, all at Main Street, Clonroche, Enniscorthy, County Wexford.

**Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations 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**

The subject site is zoned 'residential' in the Clonroche Local Area Plan 2009-2015 (as extended), in which the objective is 'to protect and improve residential amenities'. This objective is considered reasonable. Within this land use zoning objective, general industry and light industry are recorded as land uses which are not permitted. Having regard to the statutory zoning of the subject site, and notwithstanding any established authorised uses on the subject site, it is considered that the development for which retention permission is sought and the additional proposed development, would seriously injure the amenities of residential property in the vicinity and would materially contravene the statutory zoning objective as set out in the Local Area Plan. The development for which retention permission is sought and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Chris McGarry**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this                    day of                    2019.**