



Planning and Development Acts 2000 to 2019

Planning Authority: Wexford County Council

Planning Register Reference Number: 20191278

Appeal by Thomas and Ena Brennan and Des Lett care of Ian Doyle of Woodleigh, Cornwall, Killurin, Enniscorthy, County Wexford against the decision made on the 1st day of November, 2019 by Wexford County Council to grant subject to conditions a permission to Sheila Ryan care of Richard J. Cleary of The Old Rectory, Deerpark, Foulksmills, County Wexford in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention and completion of works carried out on an existing agricultural shed, consisting of extension of agricultural shed to the east by 29 square metres, (reflecting approximately 50% extension of original building footprint), with materials, structure and form to match existing, and for permission for completion of said extension to existing agricultural shed, at Belmont, Newtown (electoral district Carrick), Carrick, County 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 existing pattern of development in the area, and to the nature, use and extent of the subject development, it is considered that, subject to compliance with the conditions set out below, the development for which retention and completion is sought would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of pedestrian and traffic safety and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The existing agricultural shed and the subject extension shall both be used for dry storage only in connection with the subject landholding and shall not be used for the housing of horses or other animals, and shall not be used for any commercial purpose.

Reason: In the interest of clarity and orderly development, and because the Board is satisfied that the existing agricultural shed is only exempted development on the basis of its use for dry storage only.

3. The roof and elevational cladding of the shed shall be coloured to match the existing farm complex.

Reason: In the interest of visual amenity.

4. Arrangements for the disposal of surface water shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid within three months of the date of this Order or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2020.