



An  
Bord  
Pleanála

Board Order  
ABP-308486-20

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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20200963**

**Appeal** by Peggy Kinsella of 8 Kinsella Meadows, Mauritiustown, Rosslare Strand, County Wexford against the decision made on the 2<sup>nd</sup> day of October, 2020 by Wexford County Council to grant subject to conditions a permission to Torbjorn and Penny Mathisen care of Aidan Nolan of Asquinton, Enniscorthy, County Wexford in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Erection of extension and alterations to dwellinghouse, works include extension to side of dwellinghouse and alterations to existing conservatory at rear of dwelling house at 7 Kinsella Meadows, Mauritiustown, Rosslare Strand, 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 provisions of the Wexford County Development Plan 2013–2019, to the pattern of development in the area, and to the nature, form, scale, and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area. The proposed development would, therefore, be in accordance 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, 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 side window (facing the boundary with number 8) in the proposed extension shall be fitted with opaque glazing and shall not be altered without a prior grant of planning permission.

**Reason:** In the interest of residential amenity.

3. Details, including samples, of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority

**Reason:** To protect the amenities of the area.

  
Michelle Fagan

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

Dated this 29<sup>th</sup> day of April 2021.

