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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20201192**

**Appeal** by Flood Iron Works Limited care of Peter Thomson of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 2<sup>nd</sup> day of December, 2020 by Wexford County Council to refuse permission for the proposed development.

**Proposed Development:** Permission for retention for the replacement sheeting on the walls and roof of existing machine shed and permission for formal parking layout, improved circulation and turning, internal buffer wall within the yard, front boundary wall and gates and associated works at Main Street, Clonroche, Enniscorthy, 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 modest nature and extent of the development for which retention permission is sought incorporating cladding to an existing building and the proposed development incorporating boundary works, internal wall, parking and circulation changes at an established industrial use and which would not entail a material intensification of the established use, it is considered that, subject to compliance with the conditions set out below, the development for which retention permission is sought and the proposed development would not seriously injure the amenity of areas including residential property in the vicinity, would not seriously injure the visual amenities of the area 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 as lodged with the application except as may be required in order to comply with the following conditions. Where such conditions require details in writing with the planning authority prior to the commencement of development and the development shall be retained, carried out and completed in accordance with the agreed particulars.

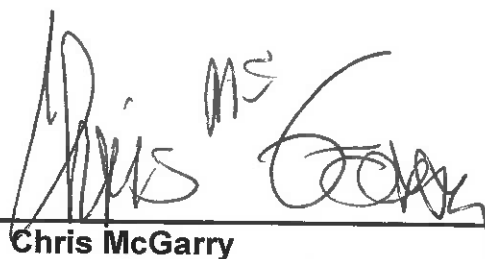
**Reason:** In the interest of clarity.

2. The disposal of surface water shall comply with the requirements of the planning authority.

**Reason:** In the interest of water quality.

3. 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 planning 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 prior to commencement of development 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.



**Chris McGarry**

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



Dated this 7<sup>th</sup> day of May 2021