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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20200436**

**Appeal** by Patrick O'Hanlon care of BPS Planning Consultants of 23 Saval Park Road, Dalkey, County Dublin against the decision made on the 3<sup>rd</sup> day of February, 2021 by Wexford County Council to grant subject to conditions a permission to William Byrne care of Eoin Bennett Architecture of 25 Brandon Park, New Ross, County Wexford in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** The demolition of an existing single storey garage to side of an existing dwelling, erection of a two-storey extension to the rear of an existing dwelling, raising of the ridge level on existing dwelling and all associated site works at The Hollow, Camblin, New Ross, County Wexford. Further public notices were received by the planning authority on the 31<sup>st</sup> day of December, 2020 which included the following: the demolition of a single storey existing dwelling and for extensions and alterations to the existing dwelling, raising of the ridge level on existing dwelling, permission for the installation of a new wastewater treatment system and all associated site works.



## **Decision**

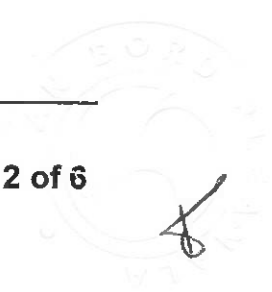
**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **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, 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 and would be acceptable in terms of traffic safety and public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



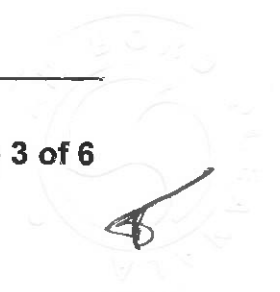
## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 31<sup>st</sup> day of December, 2020, 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 rear external door into the utility room shall be omitted. Revised details in this regard shall be submitted for the written agreement of the planning authority prior to commencement of development.

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

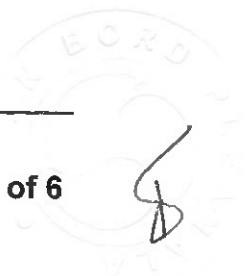


3. The existing septic tank to be decommissioned and removed shall be dismantled and disposed of in accordance with details to be submitted for the written agreement of the planning authority and within six months of the completion of the proposed effluent treatment and disposal system which shall only serve authorised habitable accommodation associated with the single dwelling unit and which shall be in accordance with the standards set out in the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2009.

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

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

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

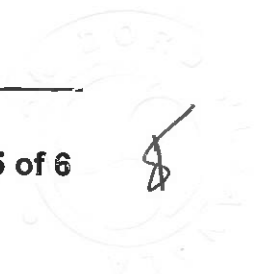


5. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

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

6. Details which shall include plans and elevations of boundary treatment including materials and finishes along the road frontage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall ensure that the roadway as distinct from the curtilage of the dwelling is not obstructed.

**Reason:** In the interests of traffic safety and visual amenity.



7. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:

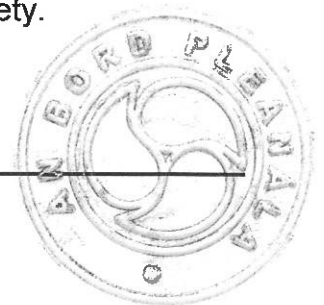
- (a) Off-site disposal of construction/demolition waste.
- (b) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface watercourses or drains.
- (c) Measures to ensure safe access to adjacent properties.

**Reason:** In the interests of amenities, public health and safety.



Terry Ó Niadh

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



Dated this 4<sup>th</sup> day of June, 2021.