

An
Bord
Pleanála

Board Order
ABP-311338-21

Planning and Development Acts 2000 to 2021

Planning Authority: Wexford County Council

Planning Register Reference Number: 20211055

Appeal by Catherine Etchingham of 4 Summercove, Rosslare Strand, County Wexford against the decision made on the 20th day of August, 2021 by Wexford County Council to grant subject to conditions a permission to Nick Rackard care of Mahon and Fox of Iberius House, Common Quay Street, Wexford in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of the alterations to front and side boundary walls of site (boundary walls have been built higher than previously permitted) at Tory Cottage, Bearlough, (E.D. Rosslare), 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 pattern of development in the area and to the scale, nature and design of the works to be retained and completed, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought, would not seriously injure the amenities of the area or of property in the vicinity and would not pose a risk to pedestrian and traffic safety. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 condition.

Reason: In the interest of clarity.

2. The side boundary wall shall be finished with a smooth plaster finish to match the front boundary wall.

Reason: In the interest of visual amenity.

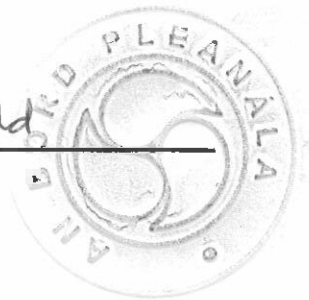
DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board



Dated this *23rd* day of *February* 2022