

Planning and Development Acts 2000 to 2021

Planning Authority: Wexford County Council

Planning Register Reference Number: 2021/1611

Appeal by Deirdre and Paddy Morris care of Ian Doyle of Woodleigh, Cornwall, Killurin, Enniscorthy, County Wexford against the decision made on the 3rd day of December, 2021 by Wexford County Council to refuse permission.

Proposed Development: Retention of minor design alterations made during construction, as deviated from that which was granted under planning register reference number 2019/1254 consisting of minor plan and elevation alterations and also for permission to complete additional landscape and screening works to within the site and to the boundaries, with ancillary works, all at Ballinacarrig, Courtown, County Wexford.

Decision

GRANT permission for the above development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the planning history of the site, the nature and scale of the proposed development and the development proposed to be retained, and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed to be retained would be in keeping with the character of the area and would not seriously injure the visual or residential amenities of properties in the vicinity. The proposed development and development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area. The Board considered that additional mitigation measures proposed by the first party at appeal stage, specifically the revised landscaping proposals are not required. It is considered that the wall of the walkway itself mitigated potential overlooking from the window and that the walkway itself, as currently constructed, is acceptable.

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 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 and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Landscaping proposals shall be in accordance with those set out within the Landscape Plan prepared by Carragh Paving and Landscapes, drawing number CPL-20.01 dated October 2021 submitted to Wexford County Council on the 18th day of October, 2021.

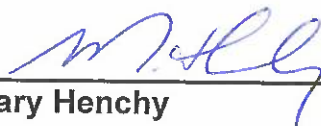
Reason: In the interest of residential amenity.

3. Within four weeks of the date of this decision, the developer shall submit final floor plans and elevations of the development for the written agreement of the planning authority which clearly illustrate final proposals for the boot room as permitted under planning register reference number 2019/1254.

Reason: In the interest of clarity.

4. Save for the amendments hereby permitted, the development shall otherwise comply with the terms and conditions of planning register reference number 2019/1254.

Reason: In the interest of clarity.



Mary Henchy

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



Dated this 15 day of May 2023.