

An
Bord
Pleanála

Board Order
ABP-313170-22

Planning and Development Acts 2000 to 2021

Planning Authority: Wexford County Council

Planning Register Reference Number: 20220052

Appeal by Roland Ling and Mary Harvey Ling of 23 Roney Bay, Askingarran Lower, Ardmine, Wexford against the decision made on the 4th day of March, 2022 by Wexford County Council to grant subject to conditions a permission to Denis Sheehan care of Ian Tomkins of 44 Priory Court, Saint Michael's Road, Gorey, County Wexford in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention and completion of a partially constructed domestic garage with associated site works at Roney Point, Askingarran Lower, Gorey, 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.

Reasons and Considerations

Having regard to the provisions of the Wexford County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained, would not adversely affect the visual or residential amenities of properties in the vicinity and would, otherwise, 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 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, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The detached garage shall be used solely for purposes ancillary to the residential use of the dwelling and shall not be used for commercial purposes or human habitation, sublet, sold separately, otherwise transferred or conveyed, except in combination with the dwelling. The finishing to and the external appearance of the garage shall match the dwellinghouse.



- (b) Vehicular access to the garage shall comprise a gravel finish only. Details in this regard shall be submitted to and agreed in writing with the planning authority with three months of the date of this Order.

Reason: In the interest of clarity, the residential amenities of the area and the proper planning and sustainable development of the area.

2. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. No surface water shall be allowed to discharge onto the public road or adjoining properties.

Reason: In the interest of orderly development and public health.

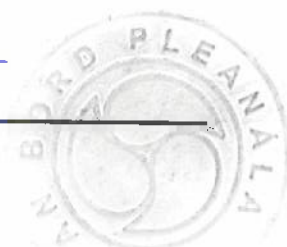
3. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid with three months of the date of this Order 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.



Joe Boland

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



Dated this *9TH* day of *June* 2023.