

An
Bord
Pleanála

Board Order
ABP-315219-22

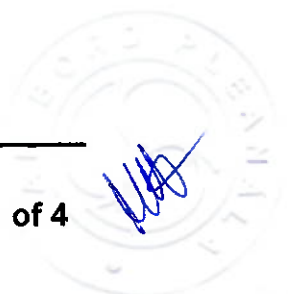
Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council.

Planning Register Reference Number: 22/1011

Appeal by Online Oil Limited care of Brock McClure of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 2nd day of November, 2022 by Wicklow County Council to refuse permission.

Proposed Development: Retention of constructed forecourt canopy (circa 169.24 square metres), freestanding totem signage (circa 28 square metres), two number main shop identification signs (circa 2.72 square metres), two number directional signs (circa 0.8 square metres), the provision of two number additional parking bays adjacent to the main service station building (one number disabled parking bay and one number standard parking bay) and one number additional fuel dispensing island located beneath the forecourt canopy, all at Ashford Fair, Main Street, Ashford, County Wicklow.



Decision

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

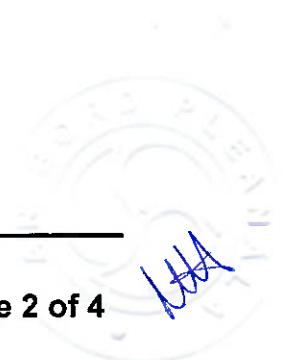
Reasons and Considerations

Having regard to the Town Centre (TC) zoning objective of the site, the established use of a service station within the subject site and the nature and scale of the development to be retained it is considered that subject to compliance with the conditions set out below, the retained development would not seriously injure the amenities of the area. 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 implemented 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 carried out and retained in accordance with the agreed particulars.

Reason: In the interest of clarity

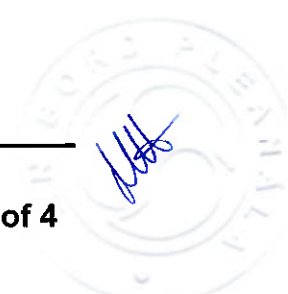


2. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs including any signs installed to be visible through the windows, advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the service station building or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.


3. The dimensions of the two number car parking spaces to be retained on site shall be in accordance with the size requirements as set out in Table 2.1 of Volume 3, Appendix 1 of the Wicklow County Development Plan 2022-2028. Any amendments required shall be at the developers expense.

Reason: In the interest of traffic safety.



4. 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 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.


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



Dated this *25th* day of *January* 2024.