

An  
Bord  
Pleanála

**Board Order**  
**ABP-315254-22**

---

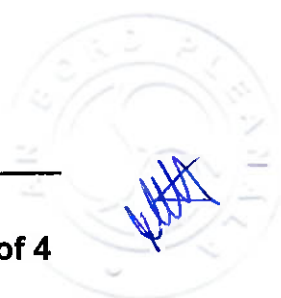
**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20220923**

**Appeal** by Ger Lambert, Mary Lambert and Cian Dooley of Perno, Rosslare Strand, County Wexford against the decision made on the 4<sup>th</sup> day of November, 2022 by Wexford County Council to grant subject to conditions a permission to Bertha Asple care of Arcadia Architects of Dublin Road, Ardavan, Wexford, County Wexford in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Permission for retention for alterations and extensions during construction of a part single and part two-storey fully serviced extension, to the existing detached fully serviced dwellinghouse (previous planning register reference number 20200102), all at Bearlough, 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.**

## **Reasons and Considerations**

Having regard to the provisions of the Wexford County Development Plan 2022- 2028, to the character and modest nature of the development proposed to be retained as a domestic extension to an existing house, and to the pattern of development in the surrounding urban area and the availability of public water supply and sewerage facilities to serve the existing house, it is considered that the development proposed to be retained, subject to compliance with the conditions set out below, would be acceptable, would not detract from the character of the existing dwelling, would not seriously injure the residential or visual amenities of the area, and would comply with the provisions of the Wexford County Development Plan 2022-2028. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried, completed and retained in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted to the planning authority on the 13<sup>th</sup> day of October 2022, 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 within three months from the date of this order and the development shall be carried out and completed in accordance with the agreed particulars.


**Reason:** In the interest of clarity.

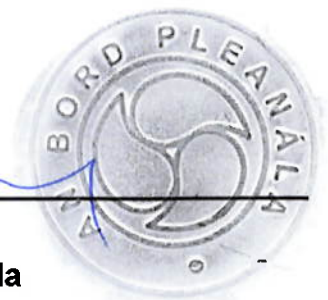
2. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such services and works.

**Reason:** To ensure adequate servicing of the development and to prevent pollution.

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 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 the Board 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 25<sup>th</sup> day of January 2024.