



Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 20230054

Appeal by Anita Gaul of 42 High Street, Wexford against the decision made on the 16th day of March, 2023 by Wexford County Council to grant subject to conditions a permission to Michael Tohill care of Patrick Nolan Planning and Design of 62 Weafer Street, Enniscorthy, County Wexford in accordance with plans and particulars lodged with the said Council:

Proposed Development: (1) Change of use from commercial to residential on the ground and first floors, (2) planning permission for change of use from storage to residential on the second floor, (3) retention planning permission for existing dormer to rear elevation and Velux roof windows to front elevation and (4) planning permission for extension and alterations to rear with all associated site works at 44 High Street, 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 nature and location of the proposed development and the development proposed to be retained and pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of residential property in the vicinity. The proposed development would, therefore, 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 prior to completion of the development and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development shall be amended as follows:

The proposed glazed door in the rear first floor elevation shall be retained as a window and shall be permanently fitted with obscure glazing.

Revised drawings showing compliance with these requirements shall be submitted to and agreed in writing with the planning authority within three months of the date of this order.

Reason: In the interest of residential amenity.

3. The property shall be occupied as a single residential dwelling only and shall not be sold, let or otherwise transferred or conveyed save as a dwelling.

Reason: In the interest of residential amenity.

4. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on the adjoining roads during the course of the works.

Reason: To protect the amenities of the area.



Stephen Bohan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 11/16 day of March 2024