

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 20230682

APPEAL by Gareth Hope of 28 Branogue Park, Riverchapel, County Wexford against the decision made on the 11th day of August, 2023 by Wexford County Council to grant, subject to conditions, a permission to Martin Cullen care of Molloy Architecture and Design Studio of 9 McCurtain Street, Gorey, County Wexford in accordance with the plans and particulars lodged with the said Council.

Proposed Development: Permission to construct a domestic storage shed to the rear garden of existing two-storey dwelling house with ancillary works at Middletown, Ardamine, 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 nature of the proposed development it is considered that, subject to compliance with the following conditions, the proposed development would not adversely impact the character of the area or be seriously injurious to the visual or residential amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with application, except as may otherwise be required in order to comply with the conditions set out below. 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 commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. External finishes to the proposed development shall be in accordance with the details received by the planning authority on the 19th day of June 2023.

Reason: In the interest of visual amenity.


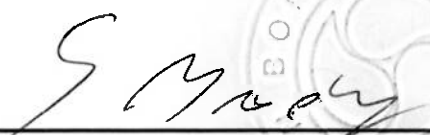
3. The proposed garage/shed shall not be used for human habitation or for commercial purposes other than purposes incidental to the enjoyment of

the dwelling house.

Reason: In the interest of residential amenity

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.



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

Dated this 29th day of May 2024.