

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 20241630

APPEAL by Aoife Kinsella on behalf of the Strandfield Manor Residents' Association of 13 Strandfield Manor, Spawell Road, Wexford against the decision made on the 4th day of June, 2025 by Wexford County Council to grant permission, subject to conditions, to Best Brick Developments Limited care of CDP Architecture of 4 The Mall, Main Street, Lucan, Lucan Village, County Dublin for the proposed development.

Proposed Development: Permission for retention includes the following: (i) Lower ground floor: existing two number two-bedroom apartments; (ii) Upper ground floor: existing one number four-bedroom apartment and one number three-bedroom apartment; (iii) First floor: existing one number two-bedroom apartment and one number three-bedroom apartment, bringing the total number of apartments in the development of six number. Planning permission for completion of the development which equates to 30 percent of the works, along with associated site works at former Strandfield Manor House, Strandfield, Townparks, County Wexford, as amended by the further public notices received by the planning authority on the 12th day of May, 2025.

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 house, an 18th century period property and to its focal position within the estate, and to the established pattern, scale and architectural character of the area, it is considered that the development to be retained, which are amendments to the previously permitted development of six apartments within the house, subject to the relocation of the ESB meter gossip wall to the front of the building and the removal of the balconies at the rear of the building, would not detract from the architectural character of the building and would comply with Objective BH01 of the Wexford County Development Plan 2022-2028 which seeks to protect the architectural heritage of County Wexford. The proposed development would, therefore, be in accordance with proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission considered the planning permission that currently pertains to the development, including the provision of balconies and private patios and agreed with the planning authority that the completion of works to the building with the removal of the balcony's at the first floor and the provision of six apartments which meet or exceed the development management standards of the County Development Plan was an appropriate re-use of the building. In considering the proposed removal of the balconies, the Commission considered that the quality and design of the apartments was of a sufficiently high standard in the context of the refurbishment of an older building and would comply with Objective BH13 of the County Development Plan.

In relation to the 'gossip wall' the Commission agreed with the Inspector that this detracted from the architectural character of the building by introducing an ad-hoc and piecemeal structure which detracts from the main entranceway to the building which is the primary focal point on the front elevation and would not comply with Objective BH01 of the Wexford County Development Plan.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 12th day of May 2025, 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 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. The proposed development shall be amended as follows:
 - (a) The ESB meter wall (gossip wall) shall be relocated away from the front elevation of the building to an alternative location within the site.
 - (b) The balconies on the first floor shall be omitted as outlined on drawing number 3.1.102 Revision A dated 28th day of April 2025.

Revised drawings and elevations showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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Reason: In the interests of visual and neighbouring amenity.

3. Final details of the external finishes to the development including paint colours and window and door frames, shall be submitted for the written agreement of the planning authority within two months of the final grant of permission. The development shall be constructed in accordance with the agreed details. The external finishes shall be maintained in a good condition thereafter with painted areas being repainted as necessary to maintain the visual appearance of the property.

Reason: In the interests of visual and neighbouring amenity.

4. Prior to commencement of works, the developer shall submit to, and agree in writing with, the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday 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.

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

Reason: In the interest of public health and surface water management.

7. Prior to commencement of development, the developer shall enter into a water connection agreement with Uisce Éireann.

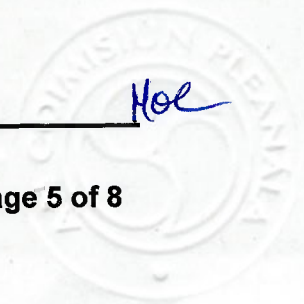
Reason: In the interest of public health.

8. Cycle parking and refuse/recycling storage arrangements shall be provided on site in accordance with the submitted drawings prior to first occupation of the proposed development. The cycle parking and refuse/recycling facilities shall be maintained in good condition thereafter in a manner which has regard to visual amenities and public health. In the event that the bin storage area deteriorates in condition such that in the opinion of the planning authority it becomes detrimental to visual amenities, then measures to be repair/replace the structure shall be undertaken in accordance with a scheme for such (including timescales for implementation) to be agreed in writing by the planning authority.

Reason: In the interests of residential amenity and public health.

9. Notwithstanding any Exempted Development provisions, no further permanent structures shall be erected on the indicated patio areas or on the area to the front (southwestern) side of the site unless a planning permission for such has first been granted.

Reason: In the interests of visual amenity.



10. Hard and soft landscaping at the site shall be undertaken in accordance with the submitted unless as otherwise agreed in writing by the planning authority. Hard landscaping shall be completed prior to first occupation of the development. Planting shall be undertaken within one year of first occupation of the development. The landscaping shall be retained and appropriately maintained in good condition thereafter with any landscaping becoming damaged or dying being replaced at the earliest opportunity.

Reason: In the interests of residential and visual amenity.

11. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

A plan to scale of not less than [1:500] showing –

- (i) Details of screen planting including in relation to the patio areas,
- (ii) Hard landscaping works, specifying surfacing materials, and finished levels and
- (iii) a timescale for implementation.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, or until the development is taken in charge by the local authority, whichever is the sooner, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

12. Boundary treatments at the site shall be retained and constructed in accordance with the submitted details for such, with the below exception. At the boundary of the rear (north) of the site and the adjoining area of public open space a 1.8-metre-high block wall which is plastered and capped shall be erected within three months of the final date of decision. Boundary treatments shall be maintained in a good condition. In the event that in the opinion of the planning authority boundary treatments deteriorate in condition such that it becomes detrimental to visual amenities then measures to be repair/replace the boundary treatment shall be undertaken in accordance with a scheme for such (including timescales for implementation) to be agreed in writing by the planning authority.

Reason: In the interests of residential and visual amenity.

13. Lighting of the site shall be provided in accordance with the submitted scheme prior to first occupation of the development. The lighting scheme shall be maintained in a working condition thereafter.

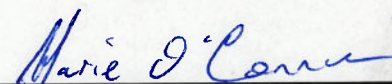
Reason: In the interests of public safety and amenity.

14. Provision for electric vehicle charging points shall be made in accordance with the submitted details prior to first occupation of the development unless as otherwise agreed by the planning authority.

Reason: In the interests of sustainable transport and residential amenity.

15. 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 Coimisiún 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.



Marie O'Connor

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 29 day of October 2025.