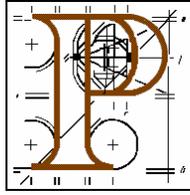


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2007

Wexford County

Planning Register Reference Number: 20080933

An Bord Pleanála Reference Number: PL 26.229678

APPEAL by Paul and Iris Meade of Monbay Upper, Craanford, Gorey, County Wexford against the decision made on the 20th day of May, 2008 by Wexford County Council to grant subject to conditions permission to John Mannion and Aoife Coade care of Arthur O'Leary and Associates of 81 Main Street, Gorey, County Wexford.

PROPOSED DEVELOPMENT: Erection of a dwelling with services at Monbay Upper, Rossminogue, County Wexford.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

The proposed development is located in an area Under Strong Urban Influence as set out in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005. There is evidence of strong development pressure in this rural area, in which the policy as set out in the guidelines is to restrict development to meet rural generated local housing need. On the basis of the submissions received in connection with the planning application and the appeal, the Board is not satisfied that the applicants come within the scope of the rural generated housing need criteria for an additional house at this location. It is considered that the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities, would further erode the rural character of the area and would, therefore, not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that in the absence of a response to the notice issued to the applicant on the 26th day of January 2009, it had not been shown that the application complies with the policies set out in the Guidelines on Sustainable Rural Housing.

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

Dated this day of 2009.