



Board Direction

Ref: 26.246191

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9th, June 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

REASONS AND CONSIDERATIONS

1. The proposed removal of the pedestrian access and reinstatement of the boundary fence would prohibit permeability through the development and would be contrary to Objective T10 and Sections 17.2.2, 17.7.7 and 18.10.2 of the Wexford County Development Plan 2013 - 2019. Furthermore, the proposed development would be contrary to Section 3.14 of "The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas" published in 2009 and the provisions of "The Design Manual for Urban Roads and Streets" published in 2013. The proposed development would seriously injure the amenities of the area by reason of prevention of pedestrian movement through this section of the development and would set an undesirable precedent for further such development and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would contravene an existing condition (number 2) to a permitted development granted under appeal reference number PL26.220060 and would not be in accordance with the proper planning and sustainable development of the area.

Board Member: _____ Date: 9th, June 2016
Paddy Keogh