



An  
Bord  
Pleanála

**Board Direction  
PL26.246526.**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on August 15<sup>th</sup> 2016.

The Board decided to refuse permission in accordance with the following reasons, considerations.

### **Reasons and Considerations**

1. The site is located within an area which is designated in the current Wexford County Development Plan as an “Area under Strong Urban Influence” as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government, and outside lands identified for residential development, where it is the policy of the planning authority to restrict housing development. It is considered that the applicant does not come within the scope of the housing need criteria set out in the development plan or in the guidelines for a dwelling in this location. The proposed development would contribute to the encroachment of random rural development in this sensitive, vulnerable and highly scenic area and would militate against the preservation of the rural environment. The proposed development would, therefore, conflict with the provisions of the development plan, would contribute to the erosion of the landscape value of the area and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic movements the development would generate on a narrow substandard road network which has poor alignment, poor visibility and where sightlines are frequently restricted.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the previous reasons for refusal (File ref: 231737) had not been overcome and circumstances have not materially changed.

**Board Member**

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**Date:** 15<sup>th</sup> August 2016

Paul Hyde