



## Board Direction

Ref: **PL26.247462**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7<sup>th</sup> February 2017. The Board decided to refuse permission generally in accordance with the draft reasons and considerations set out below.

### REASONS AND CONSIDERATIONS

1. The proposed development is located within the designated Coastal Zone as set out in the Wexford County Development Plan 2013 – 2019. Objectives of the Development Plan restrict development within the coastal zone outside of settlements and require sensitivity in siting, including Objective L04. A domestic garage to serve the existing dwelling is considered acceptable in principle; however, having regard to the location of the garage within the landholding relative to the house, to the substantial separation distance involved, the provision of a separate entrance, and to the alternative options available that would provide for clustering with the existing dwelling, it is considered that the proposed development would extend the development footprint associated with the dwelling within the landscape, would fail to minimise visual effects within the Coastal Zone, and would contravene the objectives set out in the Development Plan requiring sensitivity in the siting of development in the Coastal Zone. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the proposed development in immediate proximity to recorded monument WX045-032, which is a substantial embanked enclosure of up to 70 m in width, and which is subject to statutory protection, it is considered that the proposed development would injure the fabric and interfere with the character and setting of a recorded monument, and would be contrary to 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 the proposed development would be more appropriately clustered with the existing dwelling to minimise the development footprint associated with this house in the sensitive coastal zone. The Board also had regard to the immediate proximity of a recorded monument, as evident on historical mapping, and noted that the Inspector appeared to have underestimated the distance involved. The Board also had regard to the submission of the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs, which sought relocation of the proposed development elsewhere in the property and at an appropriate distance, and suggested a plot located closer to the existing dwelling for the proposed garage and entrance.

Board Member: \_\_\_\_\_ Date: 8<sup>th</sup> February 2017  
Fionna O' Regan