



Board Direction

Ref: 26.247654

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6th, April 2017.

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

REASONS AND CONSIDERATIONS

- (1) Having regard to the location of the site within an Area Under Strong Urban Influence as identified in Map No. 6 of the Wexford County Development Plan 2013 - 2019 and in an area where housing is restricted to persons demonstrating local need in accordance with the Policy RH01 and Table 12 of this Development Plan, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the said Table for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
- (2) The proposed development when taken in conjunction with existing development in the vicinity of the site would consolidate and contribute to the build-up of ribbon development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities and consolidate an unsustainable pattern of suburbanisation of the local rural area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 12th, April 2017

Paddy Keogh