



An
Bord
Pleanála

Board Direction
PL26.247735

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14th June 2017.

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

Reasons and Considerations

Having regard to the planning history of the adjacent Orchard estate, which required its provision of public open space to be met on the subject site, and having regard to the requirements of Section 18.10.4 of the Wexford County Development Plan 2013-2019 in relation to the provision of public open space for residential developments, it is considered that the proposed development would be seriously deficient in the quantum of necessary public open space. Furthermore, by reason of the fragmented layout of the public open space proposed, and the dominance of roads in the layout, including exaggerated and unnecessarily large turning radii for both the junction and the driveways, it is considered that the proposed layout would be of poor quality and would fail to comply with the standards set out in the "Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities (Cities, Towns and Villages)" and companion document "Urban Design Manual: A Best Practice Guide", as published by the Department of the Environment, Heritage and Local Government in May, 2009; and also would be contrary to the principles set out in the "Design

Manual for Urban Roads and Streets” (DMURS), issued in March 2013. The proposed development would, therefore, be contrary to these Ministerial Guidelines, would provide a residential development that would be deficient in quality and seriously injurious to the residential amenities of future occupants, and of the occupants of the adjacent Orchard estate, and would contravene the development control objectives and Policy RSO06 of the County Development Plan. The proposal would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 15th June, 2017

Philip Jones