



An
Bord
Pleanála

Board Direction
PL26.247879

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 17th 2017.

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

Reasons and Considerations

1. It is considered that the proposed development, including both the erection of the additional house and the proposed revision to the site boundaries of the residential estate, would materially contravene condition numbers 18 and 21 of Wexford County Council's decision under Register Reference 96/1512, which required that the site of the treatment plant shall be used as public open space, after the plant is decommissioned and removed, and also that the area south of the landscaped open area and across the service road on drawing WD1, submitted to the Planning Authority on the 19th day of May, 1997, as well as the site of the treatment plant when it is decommissioned, shall be maintained as communal open space. The granting of permission for an additional dwelling on the site of the former treatment plant, and the amendments to the site boundaries (which would have the effect of excluding from the approved estate part of the communal open space area referred to in condition 21) would set an undesirable precedent, would seriously injure the residential amenities of the residents of this estate and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would be contrary to Objective RS06 of the Courtown and Riverchapel Local Area Plan 2015- 2021 and Objective RS32 of the Wexford County Council Development Plan 2013-2019 which require that the loss of public and private recreational open spaces are avoided unless alternative recreational facilities are provided in a suitable location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 17th May 2017

Philip Jones