



An  
Bord  
Pleanála

**Board Direction  
PL26.248578**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 11<sup>th</sup> December 2017.

The Board decided by a 2:1 majority to grant outline permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the nature of the proposed development, to the pattern of existing development in the area, to the applicant's compliance with the rural housing policy as set out under the current Wexford County Development Plan (2013-2019), to the proposed use of an existing vehicular access from the public road and the limited increase in traffic which would arise, to the proposal to implement site improvement works to address the existing soil drainage conditions, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience, would not be prejudicial to public health, and would not conflict with the objectives of the Development Plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse outline permission, the Board had regard to the proposal to implement site improvement works to address the existing soil drainage conditions, as provided for by the EPA Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e.<10).

## Conditions

1. This outline permission relates solely to the principle of the development on this site and it shall not be construed as giving consent to the following matters:

- (i) The overall site layout of the development.
- (ii) The design of the dwelling to be developed.

**Reason:** In the interest of clarity.

2. Plans and particulars to be lodged for permission consequent on this grant of outline permission shall include full details of the location and specification of proposed site improvement works and wastewater treatment system.

**Reason:** In the interest of clarity and to define the subject matter for consideration at permission consequent stage.

3. (a) The proposed dwelling, when completed, shall be first occupied as a place of permanent residence by the applicant, members of the applicant's immediate family or their heirs, and shall remain so occupied for a period of at least seven years thereafter. Prior to commencement of development, the applicant shall enter into a written agreement with the planning authority under section 47 of the Planning and Development Act, 2000 to this effect.

(b) Within two months of the occupation of the proposed dwelling, the applicant shall submit to the planning authority a written statement of confirmation of the first occupation of the dwelling in accordance with paragraph (a) and the date of such occupation.

This condition shall not affect the sale of the dwelling by a mortgagee in possession or the occupation of the dwelling by any person deriving title from such a sale.

**Reason:** To ensure that the proposed house is used to meet the applicant's stated housing needs and that development in this rural area is appropriately restricted in the interest of the proper planning and sustainable development of the area.

**Board Member**

**Date:** 11<sup>th</sup> December 2017

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John Connolly