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Bord  
Pleanála

**Board Direction**  
**PL26.249422**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 8<sup>th</sup> March 2018.

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

### **Reasons and Considerations**

The site of the proposed development is located within an "Area Under Strong Urban Influence" as designated in Wexford County Development Plan 2013-2019 and as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005. This is a rural area in close proximity to Wexford Town and where housing is restricted to persons demonstrating social and economic local need in accordance with the provisions of Wexford County Development Plan 2013-2019 and where it is policy under the guidelines, to distinguish between urban generated and rural generated housing need. It is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location. The proposed development, in the absence of any identified locally-based and rural-generated social and economic need for the house, would contribute to the encroachment of random rural development in the area, intensifying the suburban pattern of housing, 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 Development Plan provisions relating to sustainable rural housing, to the

“Sustainable Rural Housing Guidelines for Planning Authorities” and to the proper planning and sustainable development of the area.

Note: Having regard to the proliferation of individual wastewater treatment systems, the planning history and that further houses that have been granted permission located in an area identified by the Environmental Protection Agency as high risk from pollution from domestic waste water, the board is not satisfied that this development would not be prejudicial to public health.

**Board Member**

**Date:** 8<sup>th</sup> March 2018

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Michelle Fagan

Please attach the board direction to the order.