



An
Bord
Pleanála

Board Direction
BD-000165-18
ABP-300153-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 5th 2018.

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

Reasons and Considerations

1. The proposed development is located in an area designated 'Coastal Zone' in the Wexford County Development Plan 2013-2019 where it is a policy of the planning authority to restrict development outside settlement boundaries to development related to the operation of existing ports, harbours and marinas, agricultural development, tourism related facilities, and developments where an overriding need for such development has been demonstrated and to ensure that developments are sensitively sited, designed and landscaped and do not detract from the visual amenity of the area. This policy is considered to be reasonable. Having regard to the open, coastal aspect of the landscape in the area, the lack of screening within the site, the elevated positioning of the proposed development, and the resulting extensive driveway, it is considered that the proposed development would form a discordant and obtrusive feature in the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located

development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. On the basis of the documentation submitted as part of the application, and in particular the site characteristics that would indicate an excessively rapid infiltration rate, where the site is in close proximity to the foreshore and sensitive coastal waters, the Board is not satisfied, notwithstanding the proposal for a proprietary effluent treatment system, that the effluent which would be generated as a result of the development can be adequately treated and safely disposed of on-site without adversely impacting on groundwater quality or nearby coastal waters. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.
3. Having regard to the location of the site within an Area of Urban Influence set out in the Wexford County Development Plan 2013-2019, and in an area where housing is restricted to persons demonstrating an essential rural housing need, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Development Plan for a house at this sensitive coastal location. The proposed development, in the absence of any identified locally based need for the house, which could not be otherwise satisfied elsewhere on family lands that are not in such a sensitive location, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment in this coastal zone. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 5th April 2018

Philip Jones