



An
Bord
Pleanála

Board Direction
BD-000194-18
ABP-300159-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11th April 2018.

The Board decided to defer consideration of this case and to issue a Section 137 notice to the parties, as follows:-

The board noted that the issues of concern may be deemed to be new issues, and considered it appropriate to circulate these to the parties prior to further deliberation.

The board consider that;

1. The site of the proposed development is located within an Area under Strong Urban Influence as set out in the Wexford County Development Plan 2013-2019, where emphasis is placed on the importance of integrating with the landscape and of siting of development to minimise visual intrusion as set out Section 17.7 and Section 18.29.3 of the County Development Plan. Having regard to the removal of the roadside boundary, the board may consider that the proposed development would form a discordant and obtrusive feature on the landscape at this location, may seriously injure the visual amenities of the area, may fail to be adequately absorbed and integrated into the landscape, may militate against the preservation of the rural environment as set out in Objective NH07 of the Plan. The proposed development may, therefore, be contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development which is circa 1.7km from the village of Kilmuckridge, County Wexford, is located within an “Rural 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. In such areas, it is policy as set out in the guidelines, to distinguish between urban generated and rural generated housing need. The board may consider that, by reason of the nature of the employment of the applicant that the proposed development would represent an urban generated house in a rural location, which would be contrary to the “Sustainable Rural Housing Guidelines for Planning Authorities” and to the proper planning and sustainable development of the area.

(Allow 3 weeks)

Board Member:

Date: 17/04/2018

Michelle Fagan