



An
Bord
Pleanála

Board Direction
BD-000637-18
ABP-300898-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 9th 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 proposed development is located close to accreting dune systems on a coastline generally subject to erosion. Objective CZM15 of the Wexford County Development Plan 2013-2019 states that it is an objective of the Council to prohibit the development of any building outside of the boundary of existing coastal settlements where the development is within 100 metres of the 'soft shoreline', while Objective CZM14 of the Plan states that it is the objective of the Council to prohibit development outside the boundaries of existing coastal settlements where such development could not be adequately defended over the lifetime of the development without the need to construct new or additional coastal defence works. Having regard to the policy document 'Planning for a Climate Resilient Ireland' published in January 2018 by the Department of Climate Action & Environment, it is considered that these objectives are reasonable. Notwithstanding the revised location for the proposed dwelling submitted as part of the appeal documentation, it is considered that the proposed development would be excessively close to this soft shoreline, and that it cannot be established, based on best scientific information, that the likelihood

of erosion at this location would be minimal or that, over the lifetime of the development, the development could be adequately defended without the need to construct new coastal defence works. The proposed development would, therefore, contravene materially these objectives of the County Development Plan and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 9th July 2018

Philip Jones