



An  
Bord  
Pleanála

**Board Direction**  
**BD-000588-18**  
**ABP-301004-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/06/2018.

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

### **Reasons and Considerations**

1. It is an objective of the planning authority set out in the Wexford County Development Plan 2013-2019 to ensure that developments are not unduly visually obtrusive in the landscape, particularly in designated river valleys. The development for which retention is sought is located in an elevated landscape above the Barrow/Suir River which is a designated river valley in the County Development Plan and on a site which lacks natural screening. The development for which retention is sought constitutes an intrusive feature in the landscape which, therefore, would materially contravene an objective set out in the County Development Plan and be contrary to the proper planning and sustainable development of the area.
2. The development for which retention is sought is located along an unsurfaced minor laneway which is inadequate in width, alignment and structural condition and would, therefore, endanger public safety by reason of traffic hazard.
3. The site is located in the open countryside and, on the basis of the

documentation submitted with the application and appeal, the Board is not satisfied that the applicants have demonstrated that they have a rural-generated housing need that would justify a dwelling in this rural area, as set out in the Sustainable Rural Housing – Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in 2005. The development for which retention is sought would, therefore, contravene these Ministerial guidelines and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 29/06/2018

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Stephen Bohan