



An
Bord
Pleanála

Board Direction
BD-001315-18
ABP-302018-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/10/2018.

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 Wexford County Development Plan provides that the provision of self-contained residential unit for occupation by a family member is open for consideration provided that such a self-contained unit is connected to the main dwelling house and designed so that it can be incorporated into the main dwelling house when its use as a self-contained unit is no longer required. The Board is not satisfied, on the basis of the submissions made in connection with the application and appeal that proposed development is connected to the main house on site and that it can be incorporated into that unit in future. Therefore, it is considered that the proposed development would materially contravene a provision in the County Development Plan and would be contrary to the proper planning and development of the area.

2. The Board is not satisfied on the basis of the material submitted with the application and appeal that the site is suitable for the safe disposal of the foul effluent likely to be generated by the proposed development. The proposed development would, therefore, be prejudicial to public health and be contrary to the proper planning and sustainable development of the area.

3. The proposed development is served by an unsurfaced private laneway and by a public road network which is inadequate in horizontal and vertical alignment, without a median line, public lighting, footpaths or cyclepaths. The proposed development would give rise to additional traffic movements on this inadequate private laneway and public road network which would endanger public safety by reason of traffic hazard and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 10/10/2018

Paul Hyde