



An  
Bord  
Pleanála

**Board Direction**  
**BD-002098-19**  
**ABP-302310-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/01/2019.

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

### **Reasons and Considerations**

Having regard to the nature, scale and housing density of the proposed development, and the 'Residential – Medium' zoning objective, as per the Wexford Town and Environs Development Plan, 2009 – 2015, pertaining to the subject site the proposed development would be contrary to the zoning objective of the appeal site. Furthermore and having regard to the provisions of the "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas" issued by the Department of the Environment, Heritage and Local Government (2009) in relation to housing density in outer suburban/greenfield sites in cities and larger towns, it is considered that the proposed development would result in an inadequate housing density that would give rise to an inefficient use of zoned residential land and of the infrastructure supporting it, would contravene Government policy to promote sustainable patterns of settlement and the policy provisions in the Project Ireland 2040 National Planning Framework, and would, therefore, be contrary to the provisions of the Guidelines and national policy provisions. The proposed development would be contrary to the policy objective in the Wexford Town and Environs Development Plan, 2009 – 2015, and therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 14/01/2019

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Stephen Bohan