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Bord  
Pleanála

**Board Direction**  
**BD-002443-19**  
**ABP-302583-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2019.

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

#### **Reasons and Considerations**

The Board considers that the density proposed is contrary to the provisions of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009). The site of the proposed development is on serviceable Outer Suburban / 'Greenfield' lands, within the development boundary of Wexford, in an area identified for residential development. Having regard to the proposed density of development, it is considered that the proposed development would not be developed at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to the built-up area of Wexford Town Centre and to the established social and community services in the immediate vicinity. Furthermore, it is considered that such a low density would be contrary to these aforementioned Ministerial Guidelines, which indicate that net densities less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency. The proposed development would therefore be contrary to the proper planning and sustainable development of the area

**Board Member**

**Date:** 26/02/2019

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Michelle Fagan