



An  
Bord  
Pleanála

**Board Direction**  
**BD-002348-19**  
**ABP-302665-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/02/2019.

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

### **Reasons and Considerations**

1. The proposed retail development, by reason of its location outside, and remote from, the village centre of Duncannon with no adequate pedestrian or cycling connections would have an adverse impact on the vitality and viability of the existing village centre and would be contrary to objectives ED33 and ED38 of the current Wexford County Development Plan 2013-2019. In addition, it is considered that the development would not comply with the principle of the sequential test nor the objectives to promote sustainable travel patterns as set out in the Retail Planning Guidelines for Planning Authorities, published by the Department of the Environment and Local Government in January, 2012. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Given the lack of adequate pedestrian and cyclist facilities serving the development, it is considered that the on site parking provided is likely to be inadequate to cater for the parking demand generated by the development. The development is also likely to generate significant additional traffic turning movements and there is a lack of adequate loading/unloading and turning

areas for heavy goods vehicles. The proposed development would, therefore, give rise to traffic congestion and haphazard parking on the public road and would endanger public safety by reason of traffic hazard.

3. Having regard to the loss of areas of public open space and the position of the proposed dwellings and retail unit and their relationship with the existing areas of open space within the development, it is considered that the proposed development would seriously injure the residential and visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.
4. Having regard to potential issues with the adequacy, function and operation of the existing pumping station serving the development, the Board is not satisfied on the basis of the information on file, that there are adequate arrangements on site for the treatment and disposal of wastewater. The proposed development would, therefore, be prejudicial to public health.

**Note 1:** Having regard to the information provided with the application and appeal particularly in relation to the stormwater attenuation and the efficacy of the existing pumping station, and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on the European site (Site Code: 002162) or any other European site, in view of the sites' Conservation Objectives. In such circumstances, the Board is precluded from granting approval/permission. Whilst the Board could request further information including a Natura Impact statement, having regard to the substantive reasons for refusal set out above, the Board decided not to invoke a section 132 with regard to this proposed issue.

**Note 2:** Direction to issue with the Board Order.

**Board Member**

**Date:** 12/02/2019

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Maria FitzGerald