



An
Bord
Pleanála

Board Direction
BD-003296-19
ABP-303346-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/06/2019.

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 development, which comprises twenty-one, four-bedroom dwellings on a site of some 3.07 hectares, would be contrary to the Ministerial Guidelines, 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities', and the accompanying Urban Design Manual, issued by the Department of the Environment, Heritage and Local Government in May 2009, by reason of the low density of the proposed development. It is considered that the proposed development would not be developed at a sufficient density and would not therefore constitute a sustainable use of lands within the designated 'strong village' settlement of Rosslare Strand. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, which comprises twenty-one, four-bedroom dwellings, would be contrary to the Ministerial Guidelines, 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities', and the accompanying Urban Design Manual, issued by the Department of the Environment, Heritage and Local Government in May 2009, which

encourages a range of housing types, and would contravene Objective HP15 of the Wexford County Development Plan 2013-2019, which seeks to ensure that residential schemes of ten dwellings or more, contain a mix of house types. Criterion number 4 of the Urban Design Manual recognises that a successful neighbourhood will be one that houses a wide range of people from different social and income groups and recognises that a neighbourhood with a good mix of unit types will feature houses of varying sizes. The National Planning Framework published in February 2018 by the Department of Housing, Planning and Local Government, recognises the increasing demand to cater for one and two-person households and that a wide range of different housing needs will be required in the future. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development is substandard in its form, design and layout and which would result in a form of development lacking in connectivity, distinctiveness and a high quality of townscape and public realm. It is further considered that the proposed layout would not give due priority to pedestrians, cyclists and other vulnerable road users, over vehicular traffic. The proposed development would be contrary to the Ministerial Guidelines 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities', and the accompanying Urban Design Manual, issued by the Department of the Environment, Heritage and Local Government in May 2009, which states that planning authorities should promote high quality design in their development management process. The proposed development would, therefore, be contrary to the proper planning and sustainable of the area.

4. On the basis of the information submitted with the planning application and appeal, and in the absence of definitive evidence that the applicant has the ability to effect a connection via the railway corridor to the neighbouring South Bay housing estate, or that an alternative means of connection to the public sewerage network is available without third party consent, the Board is not satisfied that the proposed development is capable of being serviced. In this regard the proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 14/06/2019

Chris McGarry