



An
Bord
Pleanála

Board Direction
BD-003287-19
ABP-303683-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/06/2019.

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 includes access onto an existing laneway which egresses eastwards onto local road L6138 at a junction where sightlines are severely restricted. Notwithstanding the proposed works to improve these sightlines, it is considered that the resultant sightlines at this junction would remain substandard. Accordingly, the proposed development would endanger public safety by reason of traffic hazard, particularly for traffic travelling to this junction from the north. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development includes access onto an existing laneway which provides potential egress westwards onto the regional road R745. Having regard to previous planning reference, Wexford County Council 20160799 (refusal of outline permission), it is considered that right hand turning movements that would be generated at this junction, would endanger public safety by reason of traffic hazard due to inadequate sight distances being

available. The existing laneway from the site of the proposed dwelling to the junction with the R745, is also considered to be substandard in terms of its width, surfacing and alignment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the topography of the site, and to the elevated positioning, scale and height of the proposed two-storey dwelling, it is considered that the proposed development could not be effectively assimilated into the landscape and would, therefore, form a discordant and obtrusive feature on the landscape at this rural location. The proposed development would be contrary to the provisions of the Wexford County Development Plan 2013-2019, which states that within lowlands landscape areas, care still needs to be taken to minimise the risk of developments being visually intrusive. The proposed development would seriously injure the visual amenities of the area, and, by itself and by the precedent it would set, would militate against the preservation of the rural environment and would therefore, be contrary to the proper planning and development of the area.

Board Member

Date: 14/06/2019

Chris McGarry