



An
Bord
Pleanála

Board Direction
BD-003827-19
ABP-304306-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/08/2019.

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 site of the proposed development is located within a stronger rural area as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area designated as a stronger rural area, in the Wexford County Development Plan 2013-2019, where housing is restricted to persons with an established need to live in the area and other restricted categories of development, in the interests of sustainable development and to preserve the amenities and rural character of the area. Furthermore, it is considered that the site is within an area of urban influence, as set out in National Policy Objective 19 of the National Planning Framework, having regard to the proximity of Enniscorthy to the subject site. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would, therefore, be contrary to the

Ministerial Guidelines and to the over-arching national policy and having regard to the provisions of the current Wexford County Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would extend the existing pattern of linear housing along this section of public road and would constitute undesirable ribbon development in this rural location. The proposed development would, therefore be contrary to the Ministerial Guidelines, “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April 2005, which recommend against the creation of ribbon development. In addition, the proposed development would be contrary to Section 18.12.1. of the Wexford County Development Plan 2013-2019. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development, by reference to its siting close to the apex of a hill, would appear visually prominent and would seriously injure the visual amenities and rural character of the area. The proposed development would, therefore, be contrary to Section 18.12.2. and Objective L04 of the Wexford County Development Plan 2013-2019, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 20/08/2019

Chris McGarry