



An
Bord
Pleanála

Board Direction
BD-004122-19
ABP-304661-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/09/2019.

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

Reasons and Considerations

1. Having regard to the provisions of the "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas" issued by the Department of the Environment, Heritage and Local Government (2009) and to SPPR 4 the Urban Development and Building Heights Guidelines for Planning Authorities 2018 in relation to housing density in outer suburban/greenfield sites in cities and larger towns, it is considered that the proposed development would result in an inadequate housing density that would give rise to an inefficient use of zoned residential land and of the infrastructure supporting it, would contravene Government policy, where it is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure: to promote sustainable patterns of settlement and the policy provisions in the National Planning Framework, 2040, and would, therefore, be contrary to the provisions of the said Guidelines and national policy provisions. Furthermore, the proposed development would be contrary to the policy objectives in the Wexford Town and Environs Development Plan, 2009 – 2015 as they relate to density for residential medium zoned lands, and therefore, the proposed development would be contrary to National and Local policy objectives and the proper planning and sustainable development of the area.

2. The “Urban Design Manual – a Best Practice Guide” issued by the Department of the Environment, Heritage and Local Government (2009), to accompany the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas includes key criteria such as context, connections, inclusivity, variety and distinctiveness. It is considered that the development as proposed results in a poor design layout that is unimaginative and substandard in its scale and layout, fails to provide high quality usable open spaces and fails to facilitate adequate and appropriate natural surveillance of green spaces and pathways. Furthermore, the proposed layout fails to create an appropriate urban edge to the public road, results in significant incidental open space and results in an overprovision of car parking. The proposed development, would therefore be contrary to the proper planning and sustainable development of the area.

3. The Board is not satisfied that on the basis of the information provided with the application and appeal, including the Natura Impact Statement that the proposed development individually, or in combination with other plans or projects would not adversely affect the integrity of European site(s) No. 000781 Slaney River Valley SAC and 004076 Wexford Harbour & Slob SPA, in view of the site’s Conservation Objectives. The proposed development, would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 27/09/2019

Paul Hyde