



An
Bord
Pleanála

Board Direction
BD-004969-20
ABP-305665-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2020.

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 current Wexford County Development Plan (section 18.13.3) which provides for consideration of the provision of a self-contained residential unit for use by a family member which is 'connected to the main dwelling house and be designed so that it can be incorporated into the main dwelling house when its use as a self-contained unit is no longer required'. The proposed development is not connected to the main house on site and cannot be incorporated into the main house in the future. Furthermore, the applicant's submission does not adequately address the provision of section 18.13.3 of the Development Plan requiring the need for a detached unit to be demonstrated. The proposed development would, therefore, materially contravene the policy set out in the Development Plan and would be contrary to the proper planning and sustainable development of the area..

Note:

The Board considered the following:

- i. The site is located on a minor road which is seriously substandard in terms of width and alignment, has a solid white median line and is without footpaths or adequate pedestrian refuge in the vicinity of the site. The proposed development would generate additional traffic turning movements on this road and would therefore, endanger public safety by reason of traffic hazard and obstruction of road users.
- ii. The Board is not satisfied on the basis of the material submitted with the application and appeal that the additional domestic effluent which would arise from the proposed development may be treated on site without being prejudicial to public health or giving rise to the risk of ground and /g or surface water pollution.

The Board decided not to include (i) & (ii) as additional reasons having regard to the substantial reason for refusal above.

[Please issue a copy of this Direction with the Board Order to the parties.]

[Please include, in the letters notifying the parties of the decision, a reminder of the provisions of Section 34 (13) of the Act.]

Board Member

Date: 20/01/2020

Stephen Bohan