



An
Bord
Pleanála

Board Direction
BD-005978-20
ABP-306510-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2020.

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

Reasons and Considerations

It is the policy of the Council, as set out in Section 18.13.3 of the Wexford County Development Plan 2013 – 2019, to *consider the provision of a detached self-contained unit where the need for such a unit is demonstrated*. This policy is considered reasonable. The Board considers that the applicant has failed to demonstrate compliance with the requirements of Section 18.13.3 of the Wexford County Development Plan 2013 – 2019, by reason of a lack of justification of the need for a detached self-contained residential unit at this location. The development is therefore considered to be contrary to the proper planning and sustainable development of the area, and if permitted, would set an undesirable precedent for further development of this nature that is considered inappropriate and injurious to the amenities and character of the area.

Board Member

Date: 20/06/2020

Paul Hyde