



An  
Bord  
Pleanála

**Board Direction**  
**BD-007553-21**  
**ABP-308430-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/02/2021.

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 location of the site within a rural uplands area which is identified as an area on the edge of a stronger rural area in the Wexford County Development Plan 2013-2019, and within an Area under Strong Urban Influence in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005 and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered on the basis of the information on the file that the applicant has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the

National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, to be located on unzoned, unserviced uplands in a rural area would constitute random residential development in a rural area that is under strong development pressure, and which already has an excessive density of housing development. It is the policy of the planning authority, as set out in the Wexford County Development Plan 2013-2019, to minimise the individual or cumulative adverse visual impacts that local concentrations of one-off housing, outside of settlements, may have on Upland areas. It is considered that the proposed development would exacerbate the haphazard and unplanned form of development in this rural area, would adversely affect the rural character of this sensitive area and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to Objectives RH07 and L05 of the Wexford County Development Plan 2013-2019 and to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 16/02/2021

---

Maria FitzGerald