



An
Bord
Pleanála

Board Direction
BD-011138-22
ABP-311967-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/08/2022.

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

Reasons and Considerations

Having regard to the absence of information submitted on the file to show that the proposed borewell would provide sufficient water supply to accommodate the additional demand required for the proposed development, it is considered that there is insufficient information to allow for an adequate assessment and, therefore, the Board cannot be satisfied that the proposed development would not pose a risk to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Michelle Fagan

Date: 22/08/2022

NOTE

The Board identified two new issues which are set out below, and considered the scope to request further information from the Applicant under section 137 of the Planning and Development Act 2000, as amended, but decided that, in light of the substantive reason for refusal set out above, such a step was not warranted and would be unlikely to alter the Board's overall analysis or determination of the appeal, as set out above.

1. Having regard to:

- The location of the site within a stronger rural area, as identified by the Wexford County Development Plan 2022-2028,
- The provisions of the Wexford County Development Plan 2022-2028, consideration for a single dwelling in open countryside, based on demonstrable economic or social need to reside in the particular rural area,
- National Policy Objective 19 of the National Planning Framework which, for rural areas under urban influence seeks to facilitate rural housing proposals based on the core consideration of demonstrable economic or social need to live in the rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements, and
- The documentation on file provided as part of the application and appeal

The Board considers that, in the absence of a demonstrated housing need at this location, the proposed development would result in a haphazard and unsustainable form of development, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road at a point where sightlines are restricted in a southerly direction.

