



An
Bord
Pleanála

Board Direction
BD-015255-24
ABP-314230-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/01/2024.

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 location of the proposed development in a Rural Area under Strong Urban Influence according to the Wexford County Development Plan 2022-2028 (Figure 3-1 Core Strategy Map and Map 1 Rural Area Types) where, in accordance with Policy Objective SH39, the provision of housing in the open countryside is in accordance with the categories and associated criteria set out in Table 4.6, it is considered that, based on the information on the file, the applicant has not demonstrated a housing need in compliance with the Policy SH39. The proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the Development Plan provisions relating to sustainable rural housing and would, thus, be contrary to the proper planning and sustainable development of the area.

Board Member

Eamonn James Kelly

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Date: 29/01/2024