

**An
Bord
Pleanála**

**Board Direction
BD-015011-24
ABP-315302-22**

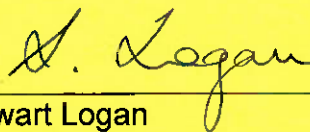
The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/01/2024.

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 site within an Area Under Strong Urban Influence, as identified in the current Wexford County Development Plan 2022-2008, which seeks to manage the growth of areas that are under strong urban influence to avoid over-development and to ensure that the retention and completion of single dwellings in the countryside are provided based upon demonstrable economic or social need to live in a rural area, the Board is not satisfied that the applicant comes within the scope of the housing need criteria as set out in section 4.9 of the Development Plan. The proposed development would, therefore, contravene Objective SH44 of the Wexford County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

Board Member


Stewart Logan

Date: 10/01/2024