

An
Bord
Pleanála

Board Direction
BD-015576-24
ABP-315947-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/02/2024.


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

Reasons and Considerations

The site of the proposed development is located within an 'Area under Strong Urban Influence', a 'Most Sensitive' landscape category and in close proximity to a 'Scenic Route' as set out in the current Development Plan for the area, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion, which policies and objectives are considered to be reasonable. Having regard to the elevated position of the proposed development, together with its design, scale, bulk and massing, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity and be contrary to the provisions of the Development Plan for the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board considered that the demolition of the existing dwelling on site requires the applicant to demonstrate local need in accordance with the criteria for one off rural houses in Section 4.9 of Wexford County Development Plan 2022-2028, due to the substantive reason for refusal the Board did not pursue this matter further.

Board Member



Mary Henchy

Date: 28/02/2024