

An  
Bord  
Pleanála

**Board Direction**  
**BD-015719-24**  
**ABP-316268-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/03/2024.

The Board decided to grant outline permission, for the following reasons and considerations, and subject to the following conditions.

#### **Reasons and Considerations**

Having regard to the proposed development and to its location, it is considered that the applicant satisfies the 'Criteria for one-off rural housing', as set out in Table 4.6 of section 3.9 entitled 'Housing in the Open Countryside' of the Wexford County Development Plan 2022 – 2028 and having regard to the further information on the 22<sup>nd</sup> February, 2023 subject to compliance with the conditions set out below, that the required sightlines can be achieved and the roadside boundaries maintained at the entrance to the proposed development and, therefore, that the development would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board agreed with the Inspector that the applicant has provided sufficient detail to satisfy the 'Criteria for one-off rural housing', as set out in the Wexford County Development Plan 2022 – 2028. However, having regard to the Inspector's findings on traffic safety, the Board is satisfied, subject to compliance with the conditions set out below, that the required sightlines can be achieved and maintained at the entrance to the proposed development on foot of the further information on the 22<sup>nd</sup> February, 2023.

## CONDITIONS

1. The plans and particulars to be submitted by way of a separate application for permission consequent shall include the following:
  - (a) A comprehensive site survey, to a scale of not less than 1:500, including contours at intervals of 0.5 metres, showing all existing trees, boundaries and other features,
  - (b) a site layout plan to a scale of not less than 1:500 showing the layout of the house, driveways and sewage treatment system,
  - (c) the finished ground floor level of the house by reference to existing site levels and road level at the proposed entrance,
  - (d) proposals for the landscaping of the site (including planting), and
  - (e) details of external finishes.

**Reason:** To enable the application for permission consequent to be fully assessed.

2. (a) The proposed dwelling, when completed, shall be first occupied as a place of permanent residence by the applicant, members of the applicant's immediate family or their heirs, and shall remain so occupied for a period of at least seven years thereafter unless consent is granted by the planning authority for its occupation by other persons who belong to the same category of housing need as the applicant. Prior to commencement of development, the applicant shall enter into a written agreement with the planning authority under section 47 of the Planning and Development Act, 2000 to this effect.
- (b) Within two months of the occupation of the proposed dwelling, the applicant shall submit to the planning a written statement of

confirmation of the first occupation of the dwelling in accordance with paragraph (a) and the date of such occupation.

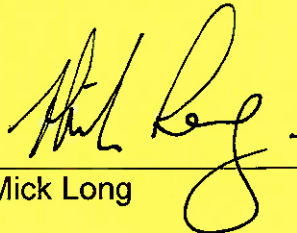
This condition shall not affect the sale of the dwelling by a mortgagee in possession of the occupation of the dwelling by any person deriving title from such a sale.

**Reason:** To ensure that the proposed house is used to meet the applicant's stated housing needs and that development in this rural area is appropriately restricted to meeting essential local need in the interest of the proper planning and sustainable development of the area.

3. The access to the site and the works required to provide the required sightlines from the laneway to the public road at Grantstown Ct shall be carried out prior to the commencement of works on the proposed dwellinghouse and shall be agreed with the planning authority.

**Reason:** To ensure the provision of the required sightlines in the interest of traffic safety.

Board Member



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Mick Long

Date: 05/03/2024