

An  
Bord  
Pleanála

**Board Direction**  
**BD-015626-24**  
**ABP-317075-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2024.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

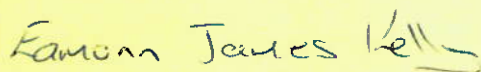
The Board had regard to the Wexford County Development Plan 2022-2028 including inter alia policy objective CZM 27 to consider the findings of the Irish Coastal Protection Strategy Studies in the assessment of planning applications, and policy objective CZM 30 to carefully consider development proposals in areas identified as at risk of coastal erosion such as Tacumshin to Kilmore Quay. In considering the report of the planning authority coastal engineer that this section of coastline is subject to severe erosion and the property itself and the access road is at high risk of erosion, the rate of which is increasing in recent years, together with the absence of a coastal protection scheme at this location, the Board was satisfied the proposed development, consisting of extension and alterations to a dwelling and installation of a new wastewater treatment system, is at risk of coastal erosion and decided to refuse permission.

On the basis of the information provided with the application and appeal and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not result in adverse effects on the integrity of the Saltee Islands Special Area of Conservation (Site code 000707) in view of the site's conservation objectives. The

Board considered that access to undertake the proposed development is dependent on a road that is itself at high risk of erosion necessitating emergency coastal protection works in or immediately adjacent to the Special Area of Conservation. The Board considered that coastal protection works for the access road to the proposed development has not been assessed in combination with, or as part of, the proposed development. In such circumstances the Board is precluded from granting approval/permission.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied the proposed development would accord with the provisions of the Development Plan in relation to coastal protection in the absence of a comprehensive and sustainable approach to coastal protection in this area. In addition, the Board noted the appropriate assessment screening undertaken by the Inspector did not consider in the screening exercise the required coastal protection works to protect the access road to the proposed development site. In the absence of satisfactory screening for appropriate assessment, works may not be considered exempted development and it was therefore not sufficiently reasoned to rely on the possibility that such works could be carried out.

Board Member



Date: 29/02/2024

Eamonn James Kelly