

An
Bord
Pleanála

Board Direction
BD-015792-24
ABP-317557-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/03/2024.

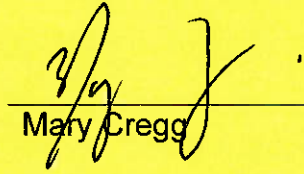
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the nature of the development proposed to be retained, it is considered that the development represents a continuance of permanent type which are not related to a permanent permitted use on the site and which relates to a use of tourism related accommodation which the provisions of the current Wexford County Development Plan 2022-2028 as stated in Objective CZM83 is to restrict such development outside the boundaries of existing coastal settlements and which is considered to be reasonable. The development proposed to be retained would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the development proposed to be retained, which fronts onto a substandard unsurfaced laneway which is inadequate in width and overall condition, would represent substandard and inappropriate development, would endanger public safety by reason of traffic hazard and

would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Mary Cregg

Date: 11/03/2024