

An
Bord
Pleanála

Board Direction
BD-014702-23
ABP-317618-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/11/2023.

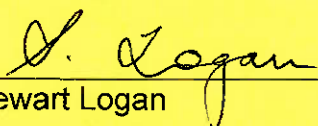
The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The proposed dwelling, by virtue of its excessive scale and floorspace, would be contrary to Objective TM59 of the Wexford County Development Plan 2022-28 which seeks to strictly control the replacement of existing holiday chalet structures. Development would, thereby, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the replacement dwelling was of significantly greater floorspace than the existing chalet on this site and greater than the 20% maximum increase stipulated in Objective TM59 (b) of the Wexford County Development Plan 2022-28 for such replacement structures.

Board Member


Stewart Logan

Date: 29/11/2023