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Bord
Pleanála

Board Direction
BD-017153-24
ABP-317638-23

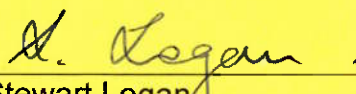
The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/08/2024.

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

Reasons and Considerations

1. It is the policy of the Wexford County Development Plan 2022-2028 to achieve more compact growth through sequentially prioritising the development of new housing on sites within the built up footprint of settlements in preference to more greenfield and peripheral locations. The proposed development is located on an unzoned site on the southern edge of Castlebridge distant from the village core and local services with substantial greenfield lands located significantly closer to the village core remaining undeveloped. The proposed housing development of 60 dwellings would exacerbate the haphazard and unplanned form of development in this area, would intensify urban sprawl, would militate against the preservation of the rural environment and would represent an undesirable precedent for further such developments in the area. As such the proposed development would be contrary to objectives CS02, CS04, CS21, SH06 and TV34 of Volume 1 and Section 3.4.2 of Volume 3 of the Wexford County Development Plan 2022 – 2028 and, therefore, to the proper planning and sustainable development of the area.

Board Member


Stewart Logan

Date: 06/08/2024