

An
Bord
Pleanála

Board Direction
BD-016458-24
ABP-317871-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/05/2024.

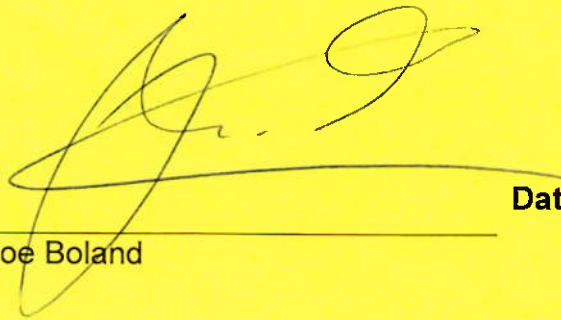
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the location of the site within an Area Under Strong Urban Influence, as identified in Section 6.3.8 of the Wexford County Development Plan 2022-2028, which seeks to manage the growth of areas that are under strong urban influence to avoid over-development and to ensure that the development of single dwellings in the countryside are provided based on the core consideration of demonstrable economic or social need to live in a rural area, and having regard to the documentation submitted with the planning application and appeal, the Board is not satisfied that the Applicant comes within the scope of the housing need criteria as per the specific requirements of Policy Objective CPO 6.41 of the Wicklow County Development Plan, 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board considered seeking further information regarding the transfer of ownership of the application site in terms of dates, parties involved, relevant details etc. However, in light of the substantive reason for refusal, decided not to pursue the matter further.

Board Member

A handwritten signature in black ink, appearing to read 'Joe Boland', is written over a horizontal line. The signature is stylized with a large loop at the end.

Date: 31/05/2024

Joe Boland