

An  
Bord  
Pleanála

**Board Direction**  
**BD-018098-24**  
**ABP-318961-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/11/2024.

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

#### **Reasons and Considerations**


1. The proposed development is located within the open countryside outside of a settlement as identified in Section 3.5 County Wexford Settlement Hierarchy of the Wexford County Development Plan 2022-2028 and is located in a rural area under strong urban influence. Objective CS25 of the County Development Plan is *"To ensure that the open countryside continues to be a living and lived in landscape focusing on the requirements of rural economies and rural communities while at the same protecting the open countryside from inappropriate development, urban generated housing and protecting its landscape and environmental quality."* This objective is considered reasonable. It is a policy of the planning authority, as set out in the plan, to channel housing into serviced centres and to restrict development in rural areas to that necessary to serve those with a local need including the needs of those engaged in agriculture and other rural activities. The proposed multi – unit development is a form of urban generated development that would lead to demands for the uneconomic provision of further public services and communal facilities in an area where these are not proposed and would interfere with the rural character and

attractiveness of the area. The proposed development would, therefore, contravene the development objective as set out in the development plan and be contrary to the proper planning and sustainable development of the area.

2. The site is located in the open countryside in an area which is designated a highly sensitive Coastal Zone landscape in the current Wexford Development Plan 2022-2028. Having regard to the nature of the proposed development comprising of a multi- unit development in a sensitive rural location and to the scale, suburban layout and design of the development which includes the removal of a considerable length of natural roadside boundary, it is considered that the proposed development would be visually obtrusive, would detract to an undue degree from the rural character and scenic amenities of the area and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the footnote to table 3-2, County Wexford Settlement Hierarchy, Wexford County Development Plan 2022-2028, and therefore considered whether the Development Plan policy relating to Level 6 Rural nodes is applicable. The Board considered the location of the site does not form part of the structure of a village node or settlement.

**Board Member**

  
Mary Henchy

**Date:** 06/11/2024