

An
Coimisiún
Pleanála

Direction
CD-020165-25
ABP-322088-25


The submissions on this file and the Inspector's report were considered at a meeting held on 08/07/2025.

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

Planning

Commissioner:

Date: 09/07/2025


Marie O'Connor

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the Wexford County Development Plan 2022-2028 and based on the submissions made in connection with the application and the appeal, the developer has failed to demonstrate that they have sufficient legal interest to undertake the works to provide for the required sightlines at the junction of the private laneway and the L-1006-1 which would, therefore, result in a traffic hazard by reason of limited sightlines which are impeded upon by mature hedging. It is considered, therefore, that the proposed development would endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the above and the substandard nature of the lane in terms of its widths, alignment, lack of turning facilities, lack of public lighting and lack of pedestrian footpaths which already serves six number dwellings, it is considered that any further dwellings permitted on the deficient laneway would give rise to a conflict between pedestrian and vehicular movements and would, therefore, constitute a traffic hazard. It is considered, therefore, that the proposed development would endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.