

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wexford County

Planning Register Reference Number: 20151203

An Bord Pleanála Reference Number: PL 26.246191

APPEAL by Clifftop Bay Rosslare Management Company Limited of Dodder House, 2 Dodder Park Drive, Dublin on behalf of the residents of South Bay against the decision made on the 27th day of January, 2016 by Wexford County Council to refuse permission.

PROPOSED DEVELOPMENT: Removal of the pedestrian access from South Bay housing estate to the county road (Rosetown Lane) abutting the south east boundary of the site and the reinstatement of the clay mound and fence. This proposal will involve the removal of condition number 2 of planning register reference number 20062303 and is intended to secure South Bay housing estate from trespass, burglary and anti-social behaviour, all at South Bay, Rosetown, Rosslare, County Wexford,

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. The proposed removal of the pedestrian access and reinstatement of the boundary fence would prohibit permeability through the development and would be contrary to Objective T10 and Sections 17.2.2, 17.7.7 and 18.10.2 of the Wexford County Development Plan 2013-2019. Furthermore, the proposed development would be contrary to Section 3.14 of the “Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas” published in 2009 and the provisions of the “Design Manual for Urban Roads and Streets” published in 2013. The proposed development would seriously injure the amenities of the area by reason of prevention of pedestrian movement through this section of the development, would set an undesirable precedent for further such development and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would contravene an existing condition (number 2) to a permitted development granted under appeal reference number PL26.220060 and would not be in accordance with the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.