

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wexford County

Planning Register Reference Number: 20151249

An Bord Pleanála Reference Number: PL 26.246526

APPEAL by Brian Naughter of 5 Castle View, Ballinteer Road, Dundrum, Dublin against the decision made on the 6th day of April, 2016 by Wexford County Council to grant subject to conditions a permission to John Dempsey care of Molloy Architecture and Design Studio of 9 McCurtain Street, Gorey, County Wexford in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of an extension and refurbishment of existing derelict dwelling and to upgrade the existing effluent treatment system to EPA guidelines with associated works and services at Tara Hill, Courtown, 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 site is located within an area which is designated in the current Wexford County Development Plan as an “Area under Strong Urban Influence” as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government, and outside lands identified for residential development, where it is the policy of the planning authority to restrict housing development. It is considered that the applicant does not come within the scope of the housing need criteria set out in the development plan or in the guidelines for a dwelling in this location. The proposed development would contribute to the encroachment of random rural development in this sensitive, vulnerable and highly scenic area and would militate against the preservation of the rural environment. The proposed development would, therefore, conflict with the provisions of the development plan, would contribute to the erosion of the landscape value of the area and would be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic movements the development would generate on a narrow substandard road network which has poor alignment, poor visibility and where sightlines are frequently restricted.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the previous reasons for refusal (An Bord Pleanála appeal reference number PL26.231737) had not been overcome and circumstances have not materially changed.

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

Dated this day of 2016.