

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Wexford County**

**Planning Register Reference Number: 20160416**

An Bord Pleanála Reference Number: PL 26.246856

**APPEAL** by OLI Developments Limited of Marshmeadows, New Ross, County Wexford against the decision made on the 20<sup>th</sup> day of June, 2016 by Wexford County Council to refuse permission.

**PROPOSED DEVELOPMENT:** The erection of a fully serviced dwellinghouse and all associated site works at number 10A, Ard Na Slaine, Ballyboggan, 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**

The site of the proposed development forms part of designated public open space in accordance with the residential estate development permitted under planning register reference number 20061351 at this location. It is considered that the proposed development, resulting in a significant reduction in the public open space serving the estate, would conflict with the planning permission governing the development of the estate which requires the site area to be developed and maintained as public open space and would seriously injure the residential and visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2016.**