

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Wexford County**

**Planning Register Reference Number: 20160536**

An Bord Pleanála Reference Number: PL 26.246989

**APPEAL** by James Kehoe of Castleboro, Clonroche, Enniscorthy, County Wexford against the decision made on the 8<sup>th</sup> day of July, 2016 by Wexford County Council to grant subject to conditions a permission to James Lennon and Eilish Cummins care of Aidan Doran of Ballygalvert, Ballywilliam, Enniscorthy, County Wexford.

**PROPOSED DEVELOPMENT:** Construction of a fully serviced residential dwelling, a detached domestic garage and all other associated site works at Castleboro Demesne, Castleboro (Electoral District), Enniscorthy, 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**

Having regard to the existing character and the prevailing pattern of development in the area, the exposed nature of the site in the context of Castleboro House, a Protected Structure, as set out in the current Wexford County Development Plan and assigned a national rating in the National Inventory of Architectural Heritage, it is considered that the proposed development would interfere with the character of the landscape, which it is necessary to preserve. Furthermore, the proposed development would establish an undesirable precedent which would further diminish the character and setting of Castleboro House. 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.**