

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wexford County

Planning Register Reference Number: 20160697

An Bord Pleanála Reference Number: PL 26.247215

APPEAL by Anne Marie O'Donoghue care of EMK Design Limited of Monamolin, Gorey, County Wexford against the decision made on the 10th day of August, 2016 by Wexford County Council to refuse permission.

PROPOSED DEVELOPMENT: Retention to site a temporary mobile home and ancillary kitchen unit with connection to existing services on site for a period of two years (previous planning register reference number 20120232 refers), at Brownswood (ED Enniscorthy Rural), 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

1. It is an objective of the planning authority, as set out in objective TM34 of the current Wexford County Development Plan, to prohibit the replacement of individual mobile homes and caravans except in extenuating circumstances and where permitted the planning permission will only be for a limited period. Having regard to the previous permission for a temporary use and to the duration of the temporary residential use of this site pending redevelopment of the existing residential dwellinghouse, it is considered that the continued use of this site for residential purposes as proposed under the current application would be contrary to objective TM34, would constitute an undesirable form of residential development, which would be out of character with the area 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.
2. Having regard to the location of private wells on site and in the vicinity of the site and to the information submitted in relation to the existing septic tank, it is considered that the proposed development would be prejudicial to public health.

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

Dated this day of 2016.