

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Wexford County

Planning Register Reference Number: 20160922

An Bord Pleanála Reference Number: PL 26.247462

APPEAL by Catriona Mulcahy care of Millennium Design of 33 Skeffington Street, Wexford against the decision made on the 30th day of September, 2016 by Wexford County Council to refuse permission to the said Catriona Mulcahy.

PROPOSED DEVELOPMENT: Erection of a domestic garage and a site entrance to access said garage at Newtown, E.D. Bannow, 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 development is located within the designated Coastal Zone as set out in the Wexford County Development Plan 2013 – 2019. Objectives of the Development Plan restrict development within the coastal zone outside of settlements and require sensitivity in siting, including Objective L04. A domestic garage to serve the existing dwelling is considered acceptable in principle; however, having regard to the location of the garage within the landholding relative to the house, to the substantial separation distance involved, the provision of a separate entrance, and to the alternative options available that would provide for clustering with the existing dwelling, it is considered that the proposed development would extend the development footprint associated with the dwelling within the landscape, would fail to minimise visual effects within the coastal zone and would contravene the objectives set out in the Development Plan requiring sensitivity in the siting of development in the Coastal Zone. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the proposed development in immediate proximity to recorded monument WX045-032, which is a substantial embanked enclosure of up to 70 metres in width, and which is subject to statutory protection, it is considered that the proposed development would injure the fabric and interfere with the character and setting of a recorded monument, and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would be more appropriately clustered with the existing dwelling to minimise the development footprint associated with this house in the sensitive coastal zone. The Board also had regard to the immediate proximity of a recorded monument, as evident on historical mapping, and noted that the Inspector appeared to have underestimated the distance involved. The Board also had regard to the submission of the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs, which sought relocation of the proposed development elsewhere in the property and at an appropriate distance, and suggested a plot located closer to the existing dwelling for the proposed garage and entrance.

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

Dated this day of 2017.