

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Wexford County

Planning Register Reference Number: 20160928

An Bord Pleanála Reference Number: PL 26.247533

APPEAL by Vincent Browne and others of 5 Oakgrove, Courtown Harbour, Gorey, County Wexford against the decision made on the 12th day of October, 2016 by Wexford County Council to grant subject to conditions an outline permission to Joe Keane care of Finegan and Jackson of The Stables, Drumconrath Road, Carrickmacross, County Monaghan.

PROPOSED DEVELOPMENT: Construction of three number dwellinghouses, new site entrance, new foul, storm and water connections and all other associated site works at Ballinatray Lower, Courtown Harbour, County Wexford.

DECISION

REFUSE outline 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 location of the site within the development boundary of Courtown-Riverchapel and serviced lands zoned 'village centre' as defined in the Courtown-Riverchapel Local Area Plan 2015-2021 and to the designation of the site as an 'Opportunity Site' in the same plan, it is considered that the proposed density of development is too low, would be unacceptable in terms of the appropriate and sustainable use of these lands, would be contrary to national policy as set out in the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in May, 2009 and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant outline permission, the Board considered that the proposed low density development was unacceptable in the interests of sustainable development and in terms of effective economic use of land designated as an opportunity site in the Courtown-Riverchapel Local Area Plan 2015-2021 and located within the development boundary of the town.

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

Dated this day of 2017.