

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Wexford County**

**Planning Register Reference Number: 20160647**

An Bord Pleanála Reference Number: PL 26.247534

**APPEAL** by Donal Plunkett of Quay Road, Ramstown, Fethard-on-Sea, County Wexford against the decision made on the 14<sup>th</sup> day of October, 2016 by Wexford County Council to grant subject to conditions a permission to Barbara Kelly care of Elliot Designs of Sea Breeze Studio, Duncannon, New Ross, County Wexford.

**PROPOSED DEVELOPMENT:** Construction of a single storey dwelling house, domestic effluent treatment plant and ancillary site works at Ramstown, Fethard-on-Sea, New Ross, 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. Having regard to the elevated location of the site on the skyline, it is considered that the proposed development would be visually obtrusive and would have a disproportionate effect on the existing character of the landscape in terms of its visual prominence on an elevated site. Notwithstanding the landscape proposals, it is considered that this backland development would seriously injure the amenities of the area and of property in the vicinity and would set an undesirable precedent for similar type development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Objective L05 of the current development plan for the area seeks to 'prohibit developments which are likely to have significant adverse visual impacts, either individually or cumulatively on the character of the Uplands, River Valley or Coastal Landscape or a Landscape of Greater Sensitivity and where there is no overriding need for the development to be in that particular location.' The appeal site is Coastal Zone and the applicant has not clearly demonstrated an overriding need to reside at this particular location. The proposed development therefore, would 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                    2017.**