



An
Bord
Pleanála

Board Order
PL 26.247654

Planning and Development Acts 2000 to 2016

Planning Authority: Wexford County Council

Planning Register Reference Number: 20161046

Appeal by Pat Hayes care of Ian Doyle Planning Consultant of 16 Rose Park, Old Hospital Road, Wexford Town, County Wexford against the decision made on the 11th day of November, 2016 by Wexford County Council to grant subject to conditions a permission to James and Eimear Bergin care of Fintan Doyle of Dungeer, Taghmon, County Wexford.

Proposed Development: Erection of a fully serviced dwelling and domestic garage and associated site works at Ballykilliane, Drinagh, County Wexford.

Decision

REFUSE permission for the above proposed development in accordance with 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 location of the site within an Area Under Strong Urban Influence as identified in Map Number 6 of the Wexford County Development Plan 2013-2019 and in an area where housing is restricted to persons demonstrating local need in accordance with the Policy RH01 and Table 12 of this Development Plan, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the said Table for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development when taken in conjunction with existing development in the vicinity of the site would consolidate and contribute to the build-up of ribbon development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities and consolidate an unsustainable pattern of suburbanisation of the local rural area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2017