

Board Order PL 26.247735

## Planning and Development Acts 2000 to 2016 Planning Authority: Wexford County Council Planning Register Reference Number: 20161139

**Appeal** by Beechbrook Developments Limited care of CVS Consulting of Cluain Aoibhinn, Rosslare, County Wexford against the decision made on the 25<sup>th</sup> day of November, 2016 by Wexford County Council to refuse permission.

**Proposed Development:** Development and servicing of six number residential sites at The Orchard, Bearlough, Rosslare, 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**

Having regard to the planning history of the adjacent Orchard estate, which required its provision of public open space to be met on the subject site, and having regard to the requirements of Section 18.10.4 of the Wexford County Development Plan 2013-2019 in relation to the provision of public open space for residential developments, it is considered that the proposed development would be seriously deficient in the guantum of necessary public open space. Furthermore, by reason of the fragmented layout of the public open space proposed, and the dominance of roads in the layout, including exaggerated and unnecessarily large turning radii for both the junction and the driveways, it is considered that the proposed layout would be of poor quality and would fail to comply with the standards set out in the "Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities (Cities, Towns and Villages)" and companion document "Urban Design Manual: A Best Practice Guide", as published by the Department of the Environment, Heritage and Local Government in May, 2009; and also would be contrary to the principles set out in the "Design Manual for Urban Roads and Streets" (DMURS), issued by the Department of in March, 2013. The proposed development would, therefore, be contrary to these Ministerial Guidelines, would provide a residential development that would be deficient in guality and seriously injure the residential amenities of future occupants, and of the occupants of the adjacent Orchard estate, and would materially contravene the development control objectives and Policy RSO06 of the County Development Plan. The proposal 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