

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Wexford County

Planning Register Reference Number: 20161209

An Bord Pleanála Reference Number: PL 26.247879

APPEAL by Seamount Management Company Limited care of Breda Matthews and Kate Masterson of 2 Seamount Village, Riverchapel, Gorey, County Wexford against the decision made on the 14th day of December, 2016 by Wexford County Council in relation to an application by Sean Stafford care of D. O'Sullivan Consulting Engineers of 'Beara House', 11 Cluainin, Gorey, County Wexford for permission for development comprising revised site boundaries for Seamount residential estate and the erection of an additional dwelling and associated site works within the residential estate at Seamount, Courtown, County Wexford in accordance with the plans and particulars lodged with the Council (which decision was to grant subject to conditions permission for revised site boundaries for Seamount residential estate and to refuse permission for the construction of an additional dwelling and associated site works).

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. It is considered that the proposed development, including both the erection of the additional house and the proposed revision to the site boundaries of the residential estate, would materially contravene conditions numbers 18 and 21 of Wexford County Council's decision under planning register reference number 96/1512, which required that the site of the treatment plant shall be used as public open space, after the plant is decommissioned and removed, and also that the area south of the landscaped open area and across the service road on drawing WD1, submitted to the planning authority on the 19th day of May, 1997, as well as the site of the treatment plant when it is decommissioned, shall be maintained as communal open space. The granting of permission for an additional dwelling on the site of the former treatment plant, and the amendments to the site boundaries (which would have the effect of excluding from the approved estate part of the communal open space area referred to in condition number 21) would set an undesirable precedent, would seriously injure the residential amenities of the residents of this estate and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would be contrary to Objective RS06 of the Courtown and Riverchapel Local Area Plan 2015-2021 and Objective RS32 of the Wexford County Development Plan 2013-2019 which require that the loss of public and private recreational open spaces are avoided unless alternative recreational facilities are provided in a suitable location. 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.