



An
Bord
Pleanála

**Board Order
PL 26.249001**

Planning and Development Acts 2000 to 2017

Planning Authority: Wexford County Council

Planning Register Reference Number: 20161426

Appeal by John Molloy of 5 Orchard Close, Ardcahan, Wexford against the decision made on the 19th day of July, 2017 by Wexford County Council to grant subject to conditions a permission to Michael Hayes care of Dermot Troy Design of Gentstown, Tomhaggard, County Wexford.

Proposed Development (A) Erection of 59 number dwelling houses consisting of detached and semi-detached units; (i) six number two bedroom, (ii) 36 number three bedroom, (iii) 15 number four bedroom and (iv) two number five bedroom; along with all associated site works to facilitate the development. The residential development shall be completed in six phases. (B) Two number car dealership showrooms along with service and repair facilities (circa 718 square metres for each unit), on-grade display parking and two number monolith signs (six metres high by two metres wide); and all associated site works to facilitate the development. (C) Five number commercial/light industrial units consisting of four number units measuring circa 552 square metres and one number unit of circa 1,460 square metres; hard standing and parking; along with all associated site works to facilitate the development. (D) All internal roadways, footpaths, public open spaces, formal and informal play areas, proposed new vehicular entrance with associated re-lining of R741, footpath and

cycle-way at site boundary with the public roadway, associated boundary treatments, landscaping, drainage and all other works required to facilitate the development, all at Crosstown, ED Ardcavan, Ardcavan, 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 zoning of the site and the specific objectives, as set out in the Wexford Town and Environs Plan 2009 for Master Zone 1: Ardcavan or Knottstown/Graanagam that residential development is generally not permitted unless to meet local housing need, it is considered that the proposed residential element of the development, would materially conflict with the policies and objectives of the Plan and would be contrary to the proper planning and sustainable development of the area.

2. The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009 recommend a sequential and coordinated approach to residential development, whereby zoned lands should be developed so as to avoid a haphazard and costly approach to the provision of social and physical infrastructure and where undeveloped lands closest to the core and public transport routes be given preference. It is considered that the site is located in an area which is remote and isolated from other areas of consolidated residential development and not in line with the orderly expansion of the settlement. Having regard to the significant scale of residential development proposed, the absence of good pedestrian linkages and the lack of social and community facilities in the vicinity, it is considered that the proposed development would be excessively car dependent and would, therefore, be contrary to the Guidelines and to the proper planning and sustainable development of the area.

3. Having regard to the location of the site within an 80 km/h zone and the multiplicity of access points in the vicinity, the Board is not satisfied on the basis of the submissions made in connection with the planning application and appeal, that the proposed development, which is to be served by two additional access points would not give rise to a traffic hazard by reason of the additional traffic turning movements generated by the development and which may interfere with the safety and free-flow of traffic on the public road.

4. Having regard to the surface water drainage proposals for the site that require downstream works of uncertain scope on third party land, the Board is not satisfied that the proposed development would not give rise to an increased risk of residual flooding on such lands. The proposed development would, therefore, be prejudicial to public safety and 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