



Planning and Development Acts 2000 to 2017

Planning Authority: Wexford County Council

Planning Register Reference Number: 20171170

Appeal by Jennifer Martina Doyle of St. Leonards, Whitehouse, Rosslare Strand, County Wexford against the decision made on the 11th day of October, 2017 by Wexford County Council to grant subject to conditions a permission to William Doyle and Lisa Stafford care of Woodleigh, Cornwall, Killurin, Enniscorthy, County Wexford.

Proposed Development: Proposed erection of a fully serviced dwellinghouse together with all associated and auxiliary site works, all at Mullanour, (E.D. Rathaspick), 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

The site of the proposed development is located within an “Area Under Strong Urban Influence” as designated in the Wexford County Development Plan 2013-2019 and as set out in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005. This is a rural area located in close proximity to Wexford Town, and where housing is restricted to persons demonstrating social and economic local need in accordance with the provisions of the Wexford County Development Plan 2013-2019 and where it is policy under the Guidelines, to distinguish between urban generated and rural generated housing need. It is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location. The proposed development, in the absence of any identified locally-based and rural-generated social and economic need for the house, would contribute to the encroachment of random rural development in the area, intensifying the suburban pattern of housing, 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 provisions of the Development Plan relating to sustainable rural housing, to the “Sustainable Rural Housing Guidelines for Planning Authorities” and 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 2018