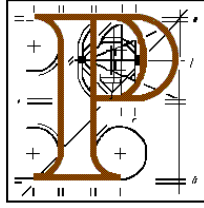


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Wexford County Council

Planning Register Reference Number: 20171143

An Bord Pleanála Reference Number: PL ABP-300060-17

APPEAL by Olivia Reidy of Glasganny, Castlebridge, County Wexford against the decision made on the 11th day of October, 2017 by Wexford County Council to refuse permission for the proposed development.

PROPOSED DEVELOPMENT: Erection of a fully serviced dwelling house and a domestic garage and associated site works at Camolin Park, Camolin, County Wexford.

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

The site of the proposed development is located within a “Stronger Rural Area” as designated in the Wexford County Development Plan 2013-2019 and within an “Area Under Strong Urban Influence” 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 where housing is restricted to persons demonstrating social and economic local need in accordance with the provisions of the Development Plan. 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 social and economic 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 Development Plan provisions relating to sustainable rural housing, to the “Sustainable Rural Housing Guidelines for Planning Authorities” and would 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 2018.