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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20170745**

**APPEAL** by Kathleen Murphy of Ruanmore, Wells, Gorey, County Wexford against the decision made on the 18<sup>th</sup> day of October, 2017 by Wexford County Council to grant subject to conditions a permission to Karl Furlong care of EMK Design Limited of Monamolin, Gorey, County Wexford.

**Proposed Development**

Construction of a serviced dwelling house and a domestic garage/store at Ruanmore (E.D. Wells, Kilmuckridge, Gorey, 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. The site of the proposed development is located within an Area under Strong Urban Influence as set out in the Wexford County Development Plan 2013-2019, where emphasis is placed on the importance of integrating with the landscape and of siting of development to minimise visual intrusion as set out in Section 17.7 and Section 18.29.3 of the County Development Plan. Having regard to the removal of the roadside boundary, the Board considers that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment as set out in Objective NH07 of the said Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development which is circa 1.7km from the village of Kilmuckridge, County Wexford is located within a “Rural 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. In such areas, it is the policy, as set out in the guidelines, to distinguish between urban generated and rural generated housing need. The Board considers that, by reason of the nature of the employment of the applicant, that the proposed development would represent an urban generated house in a rural location, which would be contrary to the said “Sustainable Rural Housing Guidelines for Planning Authorities” and to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2018.**