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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20171498**

**APPEAL** by Bernard Murray care of Reid Associates Planning and Development Consultants, 2 Connaught Place, Crofton Road, Dún-Laoghaire, County Dublin against the decision made on the 17<sup>th</sup> day of January, 2018 by Wexford County Council to refuse permission for the proposed development.

**Proposed Development** Permission for the demolition of the existing dwelling and replacement of the existing dwelling which is a single-storey bungalow with a floor area of 192 square metres with accommodation within the roof space served by a gable window. The replacement dwelling is a new architect designed single-storey three bedroom dwelling with a floor area of 168 square metres with accommodation within the roof space served by a gable window and dormer window and all associated ancillary site works to facilitate the development including replacement of the existing septic tank system by the installation of a new proprietary waste and secondary treatment system and soil polishing filter, installation of geothermal heating system, drainage works and landscaping at Hebron, Ballyduboy, Kilmuckridge, 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 proposed development is located close to accreting dune systems on a coastline generally subject to erosion. Objective CZM15 of the Wexford County Development Plan 2013-2019 states that it is an objective of the Council to prohibit the development of any building outside of the boundary of existing coastal settlements where the development is within 100 metres of the 'soft shoreline', while Objective CZM14 of the Plan states that it is the objective of the Council to prohibit development outside the boundaries of existing coastal settlement where such development could not be adequately defended over the lifetime of the development without the need to construct new or additional coastal defence works. Having regard to the policy document 'Planning for a Climate Resilient Ireland' published in January, 2018 by the Department of Climate Action and Environment, it is considered that these objectives are reasonable. Notwithstanding the revised location for the proposed dwelling submitted as part of the appeal documentation, it is considered that the proposed development would be excessively close to this

soft shoreline, and that it cannot be established, based on best scientific information, that the likelihood of erosion at this location would be minimal or that, over the lifetime of the development, the development could be adequately defended without the need to construct new coastal defence works. The proposed development would, therefore, contravene materially these objectives of the County Development Plan and would be contrary to the proper planning and sustainable development of the area.

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**Philip Jones**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2018.**