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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20171535**

**APPEAL** by Mary Wakely and Martina Garrison-Carroll of “Siochanta”, Saltmills, Ballyhack, County Wexford against the decision made on the 26<sup>th</sup> day of January, 2018 by Wexford County Council to refuse permission to the said Mary Wakely and Martina Carroll-Garrison.

**Proposed Development**

Permission for retention of existing dwelling house, pumphouse, shed, garden storage, greenhouse, well, septic tank and site entrance and for permission for (a) completion & enhancement of existing facades, and (b) carry out works to benefit maintenance of the existing septic tank system.

“Siochanta”, Saltmills, (E.D.) Ballyhack, New Ross, 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. It is an objective of the planning authority, as set out in the Wexford County Development Plan 2013-2019, to ensure that developments are not unduly visually obtrusive in the landscape, particularly in designated river valleys. The development proposed to be retained is located in an elevated landscape above the Barrow/Suir River which is a designated river valley in the Development Plan and on a site which lacks natural screening. The development for which retention is sought constitutes an intrusive feature in the landscape and would, therefore, contravene materially an objective set out in the Development Plan. The development proposed to be retained and the proposed development would be contrary to the proper planning and sustainable development of the area.
2. The development proposed to be retained is located along an unsurfaced minor laneway which is inadequate in terms of width, alignment and structural condition and would, therefore, endanger public safety by reason of traffic hazard.

3. The site is located in the open countryside and, on the basis of the submissions made in connection with the application and appeal, the Board is not satisfied that the applicants have demonstrated that they have a rural-generated housing need that would justify a dwelling in this rural area, as set out in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in 2005. The development proposed to be retained and the proposed development would, therefore, be contrary to these Ministerial guidelines and would be contrary to the proper planning and sustainable development of the area.

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**Stephen Bohan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2018.**