



Planning and Development Acts 2000 to 2018

Planning Authority: Wexford County Council

Planning Register Reference Number: 20171652

APPEAL by Regina and Lee O'Connor care of Fergus Flanagan of Crescent Quay, Wexford against the decision made on the 14th day of February, 2018 by Wexford County Council to refuse permission.

Proposed Development: Construction of a new fully serviced dwellinghouse, new connection to public mains sewer and all associated site works at Starvehall, Coolballow, Wexford Town, 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

Having regard to the location of the site on zoned and serviceable lands identified in the current Wexford Town and Environs Development Plan, 2009-2015, in addition to the proximity and availability of local services and public transport nodes, it is considered that the proposed development does not provide for a sufficiently high density of development as to ensure an acceptable efficiency in land usage. It is considered that the proposed development would represent an inefficient and unsustainable use of serviced, zoned land, which would be contrary to the provisions of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, (Cities, Towns and Villages), issued by the Department of the Environment, Heritage and Local Government in May 2009. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.