



Planning and Development Acts 2000 to 2018

Planning Authority: Wexford County Council

Planning Register Reference Number: 20180713

APPEAL by Michael Brennan care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny and by John Molloy care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 18th day of July, 2018 by Wexford County Council to grant subject to conditions a permission to H and R Chartered Homes Limited care of Darragh Ryan Architecture and Engineering of Cleariestown, County Wexford.

Proposed Development: Construction of 24 number fully serviced dwellinghouses including all associated and ancillary site development works at Crosstown, Ardavan, 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 nature, scale and housing density of the proposed development, and the 'Residential – Medium' zoning objective, as per the Wexford Town and Environs Development Plan, 2009 (extended to 2019) pertaining to the subject site, the proposed development would be contrary to the zoning objective for the site. Furthermore, and having regard to the provisions of the "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas" issued by the Department of the Environment, Heritage and Local Government in May, 2009 in relation to housing density in outer suburban/greenfield sites in cities and larger towns, it is considered that the proposed development would result in an inadequate housing density that would give rise to an inefficient use of zoned residential land and of the infrastructure supporting it, would contravene Government policy to promote sustainable patterns of settlement and the policy provisions in the Project Ireland 2040 National Planning Framework, and would, therefore, be contrary to the provisions of the Guidelines and national policy provisions. The proposed development would be contrary to the objective set out in the Wexford Town and Environs Development Plan, 2009 (extended to 2019) and would, therefore, be contrary to the proper planning and sustainable development of the area.

Stephen Bohan

Member of An Bord Pleanála

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

Dated this day of 2019.