



Planning and Development Acts 2000 to 2018

Planning Authority: Wexford County Council

Planning Register Reference Number: 20180887

APPEAL by Seamus and Joan Codd care of Ian Doyle of Woodleigh, Cornwall, Killurin, Enniscorthy, County Wexford against the decision made on the 22nd day of August, 2018 by Wexford County Council to grant subject to conditions a permission to Bawn Developments Limited care of O'Driscoll Lynn Architects of Knockenhoy Office Park, Sinnottstown Lane, Drinagh, Wexford.

Proposed Development: Construction of 51 number dwellings comprising: six number two-storey two-bedroom units, 32 number two-storey three-bedroom units, two number single storey three-bedroom units, three number single storey two-bedroom units and eight number three-storey four-bedroom units, in detached, semi-detached and terraced configurations, together with all associated site works at Coolcots, Wexford, 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 Board considered that the density proposed would be contrary 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. The site of the proposed development is on serviceable Outer Suburban/'Greenfield' lands, within the development boundary of Wexford, in an area identified for residential development. Having regard to the proposed density of development, it is considered that the proposed development would not be developed at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to the built-up area of Wexford Town Centre and to the established social and community services in the immediate vicinity. Furthermore, it is considered that such a low density would be contrary to the aforementioned Ministerial Guidelines, which indicate that net densities less than 30 dwellings per hectare should generally be discouraged in the interest of land efficiency. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

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

Dated this day of 2019.