



Planning and Development Acts 2000 to 2018

Planning Authority: Wexford County Council

Planning Register Reference Number: 20180792

APPEAL by Diarmuid McDermott of Highfield, Lakeside, Eardownes Great, Our Lady's Island, County Wexford against the decision made on the 7th day of September, 2018 by Wexford County Council to grant subject to conditions permission to Deirdre Scallan care of O'Brien Design of 11a Selskar Street, Wexford.

Proposed Development: Construction of a fully serviced dwellinghouse at Eardownes Great, Our Lady's Island, County Wexford. As revised by the further public notices received by the planning authority on the 17th day of August, 2018.

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 site of the proposed development is located within an “Area Under Strong Urban Influence” as set out in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005. Furthermore, the site of the proposed development is located in an area that is under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework 2018, to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area. The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the applicant has a demonstrable economic or social need to live in this rural area. It is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development, by reason of its location constitutes inappropriate, uncoordinated and piecemeal backland development. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, notwithstanding the provisions of the Wexford County Development Plan 2013-2019, and would, 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 2019.