



Planning and Development Acts 2000 to 2018

Planning Authority: Wexford County Council

Planning Register Reference Number: 20180987

APPEAL by John Ryan of Parklane Construction care of O'Brien Design of 11a Selskar Street, Wexford against the decision made on the 7th day of September, 2018 by Wexford County Council to refuse permission for the proposed development.

Proposed Development: Construct two houses and a shop at South Beach, Clonsharragh, Duncannon, 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. The proposed retail development, by reason of its location outside, and remote from, the village centre of Duncannon with no adequate pedestrian or cycling connections would have an adverse impact on the vitality and viability of the existing village centre and would be contrary to objectives ED33 and ED38 of the current Wexford County Development Plan 2013-2019. In addition, it is considered that the development would not comply with the principle of the sequential test nor the objectives to promote sustainable travel patterns as set out in the Retail Planning Guidelines for Planning Authorities published by the Department of the Environment and Local Government in January, 2012. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Given the lack of adequate pedestrian and cyclist facilities serving the development, it is considered that the on-site parking provided is likely to be inadequate to cater for the parking demand generated by the development. The development is also likely to generate significant additional traffic turning movements and there is a lack of adequate loading/unloading and turning areas for heavy goods vehicles. The proposed development would, therefore, give rise to traffic congestion and haphazard parking on the public road and would endanger public safety by reason of traffic hazard.

3. Having regard to the loss of areas of public open space and the position of the proposed dwellings and retail unit and their relationship with the existing areas of open space within the development, it is considered that the proposed development would seriously injure the residential and visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

4. Having regard to potential issues with the adequacy, function and operation of the existing pumping station serving the development, the Board is not satisfied on the basis of the information on file, that that there are adequate arrangements on site for the treatment and disposal of wastewater. The proposed development would, therefore, be prejudicial to public health.

Maria FitzGerald
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.