



Planning and Development Acts 2000 to 2018

Planning Authority: Wexford County Council

Planning Register Reference Number: 20181386

APPEAL by Chris and Cathy Lynch of Kylenahoura House Ballyhooly, Mallow, County Cork against the decision made on the 30th day of November, 2018 by Wexford County Council to refuse permission.

Proposed Development: Construction of 21 detached, single storey dwellings, associated site works, landscaping and boundary treatments at Rosetown, Rosslare, 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 development, which comprises twenty-one, four-bedroom dwellings on a site of some 3.07 hectares, would be contrary to the Ministerial Guidelines, 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities', and the accompanying Urban Design Manual, issued by the Department of the Environment, Heritage and Local Government in May, 2009, by reason of the low density of the proposed development. It is considered that the proposed development would not be developed at a sufficient density and would not, therefore, constitute a sustainable use of lands within the designated 'strong village' settlement of Rosslare Strand. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, which comprises twenty-one, four-bedroom dwellings, would be contrary to the Ministerial Guidelines, 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities', and the accompanying Urban Design Manual, issued by the Department of the Environment, Heritage and Local Government in May, 2009, which encourages a range of housing types, and would contravene Objective HP15 of the Wexford County Development Plan 2013-2019, which seeks to ensure that residential schemes of ten dwellings or more, contain a mix of house types. Criterion number 4 of the Urban Design Manual recognises that a successful neighbourhood will be one that houses a wide range of people from different social and income groups and recognises that a neighbourhood with a good mix of unit types will feature houses of varying sizes. The National Planning Framework published in February, 2018 by the Department of Housing, Planning and Local Government, recognises the increasing demand to cater for one and two-person households and that a wide range of different housing needs will be required in the future. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development is substandard in its form, design and layout and which would result in a form of development

lacking in connectivity, distinctiveness and a high quality of townscape and public realm. It is further considered that the proposed layout would not give due priority to pedestrians, cyclists and other vulnerable road users, over vehicular traffic. The proposed development would be contrary to the Ministerial Guidelines 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities', and the accompanying Urban Design Manual, issued by the Department of the Environment, Heritage and Local Government in May, 2009, which states that planning authorities should promote high quality design in their development management process. The proposed development would, therefore, be contrary to the proper planning and sustainable of the area.

4. On the basis of the information submitted with the planning application and the appeal, and in the absence of definitive evidence that the developer has the ability to effect a connection via the railway corridor to the neighbouring South Bay housing estate, or that an alternative means of connection to the public sewerage network is available without third party consent, the Board is not satisfied that the proposed development is capable of being serviced. In this regard, the proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.