



Planning and Development Acts 2000 to 2018

Planning Authority: Wexford County Council

Planning Register Reference Number: 20181431

APPEAL by Michael Murphy of Coolycarney House, Ballindaggin, Enniscorthy, County Wexford against the decision made on the 18th day of January, 2019 by Wexford County Council to grant subject to conditions a permission to Fiachra O'Connor care of P. Nolan Architecture of 62 Weafer Street, Enniscorthy, County Wexford.

Proposed Development: Permission to construct a fully serviced dwelling house and garage with associated site works. Planning permission is also sought to demolish part of existing protected structure (rps ref wcc1091, niah ref 15701423) to achieve sightlines, all at Coolycarney, Ballindaggin, 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 includes access onto an existing laneway which egresses eastwards onto local road L6138 at a junction where sightlines are severely restricted. Notwithstanding the proposed works to improve these sightlines, it is considered that the resultant sightlines at this junction would remain substandard. Accordingly, the proposed development would endanger public safety by reason of traffic hazard, particularly for traffic travelling to this junction from the north. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development includes access onto an existing laneway which provides potential egress westwards onto the regional road R745. Having regard to the previous outline permission refused by Wexford County Council under planning register reference number 20160799, it is considered that the right hand turning movements that would be generated at this junction, would endanger public safety by reason of traffic hazard due to inadequate sight distances being available. The existing laneway from the site of the proposed dwelling to the junction with the R745, is also considered to be substandard in terms of its width, surfacing and alignment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the topography of the site, and to the elevated positioning, scale and height of the proposed two-storey dwelling, it is considered that the proposed development could not be effectively assimilated into the landscape and would, therefore, form a discordant and obtrusive feature on the landscape at this rural location. The proposed development would be contrary to the provisions of the Wexford County Development Plan 2013-2019, in which it is stated that within lowlands landscape areas, care still needs to be taken to minimise the risk of developments being visually intrusive. The proposed development would seriously injure the visual amenities of the area, and, by itself and by the precedent it would set, would militate against the preservation of the rural environment and would, therefore, be contrary to the proper planning and 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.