



Planning and Development Acts 2000 to 2019

Planning Authority: Wexford County Council

Planning Register Reference Number: 20181793

APPEAL by Adamar Developments Limited care of Fehily Timoney and Company of Core House, Pouladuff Road, Cork against the decision made on the 20th day of February, 2019 by Wexford County Council to refuse permission.

Proposed Development: A development consisting of 23 number fully serviced detached dwellinghouses comprising 18 number detached two-storey four-bedroom dwellings, three number detached one-storey four-bedroom dwellings and two number detached one-storey five-bedroom dwellings. Vehicular access, site developments works and associated landscaping/communal public open spaces with connection to existing local public mains services and all associated site works. Previous related permission approved under planning register reference number W2013111 at Mulgannon, Wexford Rural, 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 access road serving the site of the proposed development is substandard in terms of its width, alignment with restricted sightlines. In the absence of confirmed upgrades to the access road network, including provision of footpaths and lighting, it is considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development 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.