



Planning and Development Acts 2000 to 2019

Planning Authority: Wexford County Council

Planning Register Reference Number: 20190110

APPEAL by Michael and Kathleen Rossiter and others of 8 Parnell Street, Wexford against the decision made on the 21st day of March, 2019 by Wexford County Council to grant subject to conditions a permission to Denis and Virginia Frayne care of Martin Sinnott of Finchogue, Enniscorthy, County Wexford.

Proposed Development: Demolish existing structures on site and to erect two (2 number) serviced dwellings together with all ancillary site development works at Parnell Street, 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 proposed development is located in an area zoned to protect and enhance the special physical and social character of the existing town centre and to provide for new and improved Town Centre facilities and uses in the Wexford and Environs Development Plan 2009-2015 and in particular residential uses. Having regard to the scale of the proposed development, its proximity to the site boundaries and the restricted private open space of adjoining property, it is considered that the proposed development would comprise overdevelopment of the application site, would seriously injure the residential amenities of nearby properties and of future residents of the proposed development and would, therefore, be contrary to the Development Plan and to the proper planning and sustainable development of the area.

Maria FitzGerald

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

Dated this day of 2019.