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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20190128**

**APPEAL** by John G. Murphy care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 27<sup>th</sup> day of March, 2019 by Wexford County Council to refuse permission to the said John G. Murphy.

**Proposed Development** Outline permission for the erection of a dwelling house with associated site works at Coolnahorna, Marshalstown, County Wexford.

**Decision**

**REFUSE** outline 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 site of the proposed development is located within a stronger rural area, as set out in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area designated as a stronger rural area, in the Wexford County Development Plan 2013 - 2019, where housing is restricted to persons with an established need to live in the area and other restricted categories of development, in the interests of sustainable development and to preserve the amenities and rural character of the area. Furthermore, it is considered that the site is within an area of urban influence, as set out in National Policy Objective 19 of the National Planning Framework, having regard to the proximity of Enniscorthy to the subject site. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria, as set out in the Guidelines and in national policy for a house at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy and having regard to the provisions of the current Wexford County Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would extend the existing pattern of linear housing along this section of public road and would constitute undesirable ribbon development in this rural location. The proposed development would, therefore, be contrary to the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April 2005, which recommend against the creation of ribbon development. In addition, the proposed development would be contrary to Section 18.12.1. of the Wexford County Development Plan 2013 - 2019. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
  
3. The proposed development, by reason of its siting close to the apex of a hill, would appear visually prominent and would seriously injure the visual amenities and rural character of the area. The proposed development would, therefore, be contrary to Section 18.12.2. and Objective L04 of the Wexford County Development Plan 2013 - 2019, and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Chris McGarry**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2019.**