



---

**Planning and Development Acts 2000 to 2019**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20181762**

**APPEAL** by Martin McDonald and Others care of Crosstown, Wexford and by Others against the decision made on the 20<sup>th</sup> day of May, 2019 by Wexford County Council to grant subject to conditions a permission to Ferrybank Enterprises Limited care of Dermot Troy Design of Gentstown, Tomhaggard, County Wexford.

**Proposed Development** Development comprising: (A) The erection of 98 number dwelling houses consisting of detached, semi-detached and terraced units along with provision of a creche/childcare facility. The proposed development shall be completed in five phases; Phase 1 - 20 dwellings; Phase 2 – 18 dwellings and creche/childcare facility; Phase 3 – 19 dwellings; Phase 4 – 22 dwellings; Phase 5 – 19 dwellings. (B) All internal roadways, footpaths, public open spaces, formal and informal play areas, proposed new pedestrian/bicycle access onto the R741 and Crosstown Road, footpath and cycleway at site boundary with the public roadway, associated boundary treatments, landscaping, foul and storm water drainage connections, along with all other associated and ancillary site works required to facilitate the development. A Natura impact statement shall be submitted to the planning authority with the planning application, all at Crosstown, Ardavan, 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. Having regard to the provisions of the “Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)” issued by the Department of the Environment, Heritage and Local Government in May 2009 and to the “Urban Development and Building Heights Guidelines for Planning Authorities” issued by the Department of Housing, Planning and Local Government in August 2018 in relation to housing density in outer suburban/greenfield sites in cities and larger towns, it is considered that the proposed development would result in an inadequate housing density that would give rise to an inefficient use of zoned residential land and of the infrastructure supporting it, would contravene Government policy, where it is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure: to promote sustainable patterns of settlement and the policy provisions in the National Planning Framework, 2040, and would,

therefore, be contrary to the provisions of the said Guidelines and national policy provisions. Furthermore, the proposed development would be contrary to the policy objectives, as set out in the Wexford Town and Environs Development Plan, 2009 – 2015 as they relate to density for residential medium zoned lands and would, therefore, be contrary to National and Local policy objectives and to the proper planning and sustainable development of the area.

2. The “Urban Design Manual – a Best Practice Guide” issued by the Department of the Environment, Heritage and Local Government in May 2009 to accompany the “Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)” issued by the Department of the Environment, Heritage and Local Government in May 2009 includes key criteria such as context, connections, inclusivity, variety and distinctiveness. It is considered that the development, as proposed, results in a poor design layout that is unimaginative and substandard in its scale and layout, fails to provide high quality usable open spaces and fails to facilitate adequate and appropriate natural surveillance of green spaces and pathways. Furthermore, the proposed layout fails to create an appropriate urban edge to the public road, results in significant incidental open space and results in an overprovision of car parking. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The Board is not satisfied, on the basis of the information provided with the application and the appeal, including the Natura impact statement, that the proposed development either individually, or in combination with other plans or projects would not adversely affect the integrity of European site numbers 000781 - Slaney River Valley Special Area of Conservation and 004076 - Wexford Harbour and Sloba Special Protection Area, in view of the sites' conservation objectives. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

---

**Paul Hyde**

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

**Dated this            day of            2019.**