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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20200438**

**APPEAL** by Maurice O'Carroll care of Ian Doyle Planning Consultant of Woodleigh, Cornwall, Kilurin, Enniscorthy, County Wexford against the decision made on the 8<sup>th</sup> day of July, 2020 by Wexford County Council to grant subject to conditions a permission to Angela Mernagh and Timothy McCann care of Patrick Nolan of 62 Weafer Street, Enniscorthy, County Wexford.

**Proposed Development:** Construction of a fully serviced dwellinghouse and garage with associated site works at Boolabaun, Davidstown, Enniscorthy, 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**

Having regard to the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April, 2005, which seek to distinguish between urban-generated housing need and rural-generated housing need, and noting national policy as set out in National Policy Objective 19 of the National Planning Framework, to facilitate the provision of single housing in the countryside, based on the core consideration of demonstrable economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements, in areas under urban influence, and to facilitate the provision of single housing in the countryside having regard to the viability of smaller towns and rural settlements in rural areas elsewhere, and noting to the proximity of the site to existing settlements including the rural settlement of Davidstown and the town of Enniscorthy and having regard to the documentation submitted with the planning application and the appeal, including the lack of a functional need to live in the rural countryside by reason of the nature and location of the employment of the applicant as stated in the documentation, the Board is not satisfied that the applicants have established a demonstrable economic or social need to live at this specific site in this rural area or that their housing needs could not be satisfactorily met in an established smaller town or other settlement. The proposed development

would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would be contrary to the Ministerial Guidelines and to the over-arching provisions of the National Planning Framework. The proposed development 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            2020.**