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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20200471**

**APPEAL** by Michael Madden care of Niall M. Byrne Architects Limited of Studio K, Wexford Enterprise Centre, Strandfield Business Park, Rosslare Road, Drinagh, County Wexford against the decision made on the 10<sup>th</sup> day of July, 2020 by Wexford County Council to refuse permission.

**Proposed Development:** Erection of a detached two-storey dwelling incorporating garage, new site entrance and gates, driveway, domestic effluent treatment plant and all associated site works at Ballinacoola More, Curracloe, 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 location of the site within a rural area under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks 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, it is considered that the applicant has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. 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 contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The development as proposed would be contrary to Objective T28 of the Wexford County Development Plan 2013-2019 which restricts the provision of new access/egress points except for circumstances where a need for the development at that location has been clearly established. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Proposals to achieve sightlines involve removing approximately 160 metres of roadside hedgerow and would result in a significant loss of landscaping. Section 18.12.1 of the Wexford County Development Plan 2013-2019 states that the site should be capable of being safely accessed in perpetuity with the necessary sightlines being achievable without excessive loss of landscaping. The proposed development would, therefore, be contrary to this policy and to the proper planning and sustainable development of the area.

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**John Connolly**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

**Dated this            day of            2020**