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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20200546**

**APPEAL** by Aidan Byrne care of Terry O'Leary of 'Rathnew', Rathmore, Broadway, County Wexford against the decision made on the 20<sup>th</sup> day of July, 2020 by Wexford County Council to grant subject to conditions a permission to Lynne Meyler and John Anderson care of Joe Fallon Architectural Design Limited of 1A Ryland Street, Bunclody, County Wexford.

**Proposed Development:** Construction of a new two-storey dwelling house, garage, residential vehicular entrance, waste water treatment system with percolation area and all associated site works at Ballynadrishoge, Ballyvaldon, Blackwater, 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. Having regard to the location of the site within the 'Coastal Zone' identified in the Wexford County Development Plan 2013-2019 and, in particular, Objective RH08 which seeks to limit the development of individual houses in the open countryside in the 'Coastal Zone' in accordance with the criteria laid down in Table Number 12: 'Criteria for Individual Rural Housing', having regard to the documentation submitted with the planning application and the appeal, the Board is not satisfied that the applicants come within the scope of the qualifying criteria for a dwelling house in this sensitive coastal area or that they have established a demonstrable economic or social need to live at this specific site. 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 Wexford County Development Plan, 2013-2019. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
  
3. It is considered that the proposed development would endanger public safety by reason of traffic hazard and the obstruction of road users due to the additional traffic movements that would be generated onto the minor local road directly serving the site which is seriously substandard in terms of width, alignment and structural condition. The proposed development would, therefore, be contrary 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                      2021**