



Planning and Development Acts 2000 to 2020

Planning Authority: Wexford County Council

Planning Register Reference Number: 20200850

APPEAL by Stephen Lambe care of CQA Design and Build of B4 Swords Enterprise Park, Feltrim Road, Swords, County Dublin against the decision made on the 18th day of September, 2020 by Wexford County Council to refuse permission for the proposed development.

Proposed Development: Permission for development consisting of: the demolition of five number dwellings, the development of eight number dwellings comprising of four number two-storey terraced three bedroom dwellings, two number two-storey semi-detached three bedroom dwellings, one number detached storey and a half three bedroom dwelling, one number detached single storey two bedroom dwelling, new vehicular and public access entrance off Station Road and all associated site works, all at Walsheslough, Rosslare, 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

While it is accepted that infill development is necessary to deliver compact sustainable growth, it is considered that the development as proposed fails to deliver a high quality design in terms of functionality and visual appeal and does not provide for a high level of residential amenity. The overall design and layout are dominated by car parking and the proposed access road at the detriment to the public realm and visual appeal of the proposal. The public open space provided is largely unusable and would be difficult to maintain. There is unsatisfactory provision for refuse storage. The proposed development would, therefore, seriously injure the amenities of the area, and would be contrary to Section 18.10 of the Wexford County Development Plan 2013-2019 and to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the planning authority's first reason for refusal had not been adequately addressed.

Stephen Bohan

Member of An Bord Pleanála

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

Dated this day of 2021.