



Planning and Development Acts 2000 to 2020

Planning Authority: Wexford County Council

Planning Register Reference Number: 20201034

APPEAL by Neil Murphy of 1 Castleview, Castleside Drive, Rathfarnham, Dublin against the decision made on the 28th day of October, 2020 by Wexford County Council to refuse outline permission.

Proposed Development: Construction of one number dwelling approximately 250 square metres with waste water treatment system together with all associated and ancillary site works at Tullispark, Aughwilliam, County Wexford.

Decision

REFUSE outline 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 'Stronger Rural Area' as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the current Wexford County Development Plan 2013 – 2019, as extended, and having regard to national policy, as set out in National Policy Objective 19 of the 2018 National Planning Framework, that 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, the Board is not satisfied that the applicant has provided sufficient justification for a rural housing need to live in this particular rural area, or the applicant's housing need cannot be satisfied in a smaller town or rural settlement. In the absence of sufficient justification, it is considered that the proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development is located along an unsurfaced minor laneway which is inadequate in width, alignment and structural conditions. Vehicular traffic exits/ enters the R733 regional road at an inadequate junction in terms of layout/ surface treatment and the proposed development, which would give rise to an intensification of the use of the junction would, therefore, endanger public safety by reason of traffic hazard.

3. The proposed development is in an area which is at risk of flooding as indicated in the current Wexford County Development Plan 2013 – 2019 as extended. The Board is not satisfied, on the basis of the information lodged with the planning application and in response to the appeal, that the proposed development would not give rise to a heightened risk of flooding either on the proposed development site itself, or on other lands. The proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

Maria FitzGerald
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2021