



An
Bord
Pleanála

Board Order
ABP-309947-21

Planning and Development Acts 2000 to 2020

Planning Authority: Wexford County Council

Planning Register Reference Number: 20210102

APPEAL by Brendan Lynch care of John Roche of Saint Leonards, Ballycullane, New Ross, County Wexford against the decision made on the 19th day of March, 2021 by Wexford County Council to refuse permission for the proposed development.

Proposed Development: Changes to site boundaries granted under planning permission register number 993541 and the erection of a domestic garage at Barrystown, Wellingtonbridge, (E.D. Harristown), 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 siting and design of the proposed garage, and its location on an elevated site overlooking Bannow Bay, in an area designated as a Coastal Zone and a Landscape of Greater Sensitivity in the Wexford County Development Plan 2013-2029 (as extended) and having regard to the open, coastal aspect of the landscape in the area, it is considered that the proposed development would be contrary to Objectives CZM07, CZM13 and L03 of the Development Plan and would fail to integrate in the coastal landscape and would represent a visually incongruous and obtrusive feature which would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Dr. Maria Fitzgerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *1st* day of *Oct.* 2021.

