

Planning and Development Acts 2000 to 2020

Planning Authority: Wexford County Council

Planning Register Reference Number: 20210144

APPEAL by Kevin Armstrong care of PDS and Associates of Lismard House, Tullow Street, Carlow against the decision made on the 26th day of March, 2021 by Wexford County Council to refuse permission.

Proposed Development: Permission for alterations to previously granted planning application (planning register reference number: 20181080). Alterations to include revised site boundary, relocation of proposed dwelling, garage, bored well, wastewater treatment system and percolation area and all associated site works and services within the family land holdings, all at Ballycrystal, Bunclody, County Wexford.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

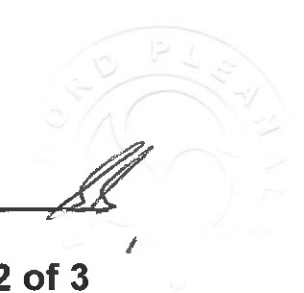


Matters Considered

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 topography of the site, and to the elevated positioning, scale and height of the proposed dwelling, it is considered that the proposed development could not be effectively assimilated into the landscape and would, therefore, form a discordant and obtrusive feature on the landscape at this rural location. The proposed development would be contrary to the provisions of the Wexford County Development Plan 2013-2019 (as extended), in which it is stated that within uplands landscape areas, care still needs to be taken to minimise the risk of developments being visually intrusive. The proposed development would seriously injure the visual amenities of the area, and, by itself and by the precedent it would set, would militate against the preservation of the rural environment and would, therefore, be contrary to the proper planning and development of the area.



2. Having regard to the absence of trial hole and percolation test results for the location of the proposed effluent treatment and disposal system, the Board is not satisfied that the applicant has demonstrated that effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.


Stephen Bohan

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

Dated this  day of  2021.