



An  
Bord  
Pleanála

Board Order  
ABP-313068-22

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20211727**

**APPEAL** by Esther Hunt and Danielle Mahoney of Staplestown, Murrintown, Wexford against the decision made on the 23rd day of February, 2022 by Wexford County Council to grant subject to conditions a permission to Jenny Stenning care of O'Leary Consulting Engineers of Rathview, Rathmore, Broadway, County Wexford.

**Proposed Development:** Retention of works completed on site consisting of the installation of a gravel base. Permission for the erection of a self-contained accommodation unit and all associated site works, all at Staplestown, Murrintown, County Wexford.

**Decision**

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

## Reasons and Considerations

Having regard to the information submitted in relation to the application and the appeal, to the location of the site in an area under Strong Urban Influence, and to the provisions of Table 4-6 -Criteria for One Off Rural Housing of the Wexford County Development Plan 2022-2028, it is considered that the applicant has not clearly demonstrated that she fulfils the criteria for One Off Rural Housing. The proposed development would not, therefore be in accordance with 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 there was insufficient evidence of compliance with rural housing policy as set out above.



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Joe Boland

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

Dated this 26<sup>TH</sup> day of May 2023.