



An  
Bord  
Pleanála

**Board Order**

**ABP- 313401-22**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20220147**

**Appeal** by Ethan Keogh of Applewood Boderan, Ramsgrange, Newross, County Wexford against the decision made on the 25<sup>th</sup> day of March, 2022 by Wexford County Council to refuse permission for the proposed development.

**Proposed Development:** Construction of a fully serviced dwelling together with all associated site works at Ballynamona and Kilmannock, Kilmokea, 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 location of the site which lies within a designated River Valley landscape, it is considered that the proposed development would further compound a local concentration of one-off housing development which would seriously injure the visual amenities of this rural area. The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the applicant has demonstrated an overriding need to develop this particular site. The proposed development would, therefore, be contrary to objectives L07 and L09 of the Wexford County Development Plan 2022-2028 and to the proper planning and sustainable development of the area.



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**Liam Bergin**

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

Dated this *06* day of *September* 2023