



An
Bord
Pleanála

Board Order ABP-314230-22

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 2022/0635

Appeal by Alice Connors care of Brian Dillon of Crossderry, Blackwater Bridge, Killarney, County Kerry against the decision made on the 6th day of July, 2022 by Wexford County Council to refuse permission.

Proposed Development: Construction of a fully serviced dwellinghouse at Newtownbarry, Bunclody, County Wexford.

Decision

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

Reasons and Considerations

Having regard to the location of the proposed development in a Rural Area under Strong Urban Influence according to the Wexford County Development Plan 2022-2028 (Figure 3-1 Core Strategy Map and Map 1 Rural Area Types) where, in accordance with Policy Objective SH39, the provision of housing in the open countryside is 'in accordance with the categories and associated criteria set out in Table 4-6', it is considered that, based on the information submitted with the planning application and the appeal, the applicant has not demonstrated a housing need in compliance with Policy SH39. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment, would be contrary to the development plan provisions relating to sustainable rural housing, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

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



Dated this *2nd* day of February, 2024.