



Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 20220245

APPEAL by Michael Cummins care of Ian Doyle Planning Consultant of Woodleigh, Cornwall, Killurin, Enniscorthy, County Wexford against the decision made on the 5th day of August, 2022 by Wexford County Council to refuse permission.

Proposed Development: Permission for the proposed erection of 13 number dwellings comprising of: seven number two-storey four-bedroom units, four number two-storey three-bedroom units, two number one-storey two-bedroom units, together with all associated site works at Ballymurn Upper, Killmallock, County Wexford. The proposed development was revised by further public notices received by the planning authority on the 13th day of July 2022.

Decision

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

Reasons and Considerations

The Board concurred with the conclusion of the Planning Inspector that the development, as proposed, did not accord with the proper planning and sustainable development of the area. The Board considered that the reasons set out below more precisely reflect the consideration of the Board.

1. The Board were not satisfied that the applicant had demonstrated that the surface water management proposals for the site could be implemented in full, particularly regarding the potential impact on the wider surface water network to which the applicant proposed to connect. The proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.
2. The proposed development on a greenfield site at the edge of Ballymurn village is considered piecemeal. The design and layout of the 13 units lacks a sense of place and would appear incomplete until the remainder of the site, which is identified as later phases of development and not part of this application, are permitted. The proposed scheme has not been integrated into the wider settlement. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 28th day of March 2024.