

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 20221099

APPEAL by William White of 1 Dun Aengus, Old Bawn, Tallaght, Dublin against the decision made on the 11th day of November, 2022 by Wexford County Council to refuse permission.

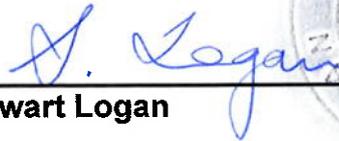
Proposed Development: Permission for retention and completion of a partially built fully serviced dwelling previously granted under planning register reference number 20000911 and planning permission for modifications to the roof to include roof windows and bedrooms on first floor and all associated site works at Knocknoran, Kilmore, 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 within an Area Under Strong Urban Influence, as identified in the Wexford County Development Plan 2022-2008, which seeks to manage the growth of areas that are under strong urban influence to avoid over-development and to ensure that the retention and completion of single dwellings in the countryside are provided based upon demonstrable economic or social need to live in a rural area, the Board is not satisfied that the applicant comes within the scope of the housing need criteria as set out in section 4.9 of the Development Plan. The proposed development would, therefore, contravene Objective SH44 of the planning authority as set out in the Wexford County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area



Stewart Logan

Member of An Bord Pleanála

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

Dated this 11 day of January 2024.