



An
Bord
Pleanála

Board Order

ABP-316019-23

Planning and Development Acts 2000 to 2021

Planning Authority: Wexford County Council

Planning Register Reference Number: 2022/1690-LRD

Appeal by Ann Donohoe and Pauline Moran care of Ann Donohue of 9 Estuary View, Crosstown, Wexford and by Residents of Crosstown Manor care of Michael Tierney of 1 Crosstown Manor, Crosstown, Wexford and by others against the decision made on the 22nd day of February, 2023 by Wexford County Council to grant subject to conditions a permission to Dronoe Limited care of Manahan Planners of 38 Dawson Street, Dublin.

Proposed Development: A Large-scale Residential Development (LRD) comprising of 222 number new dwellings, a six-classroom crèche with associated open space and one number retail unit are proposed on a 7.4-hectare site, at 30 number units per hectare. The residential units will consist of: 34 number four-bedroom houses, 126 number three-bedroom houses, six number three-bedroom duplex apartments, 24 number two-bedroom duplex apartments, six number two-bedroom apartments and 26 number one-bedroom apartments. The development includes car and cycle parking spaces together with proposed new vehicular, pedestrian and cyclist accesses via Regional Road R741 to the east of the site and from Riverside Road to the north, as well as all associated site development works, open spaces, landscaping, boundary treatments, bins storage and service provisions (including ESB substations), all at Crosstown, Ardavan, County Wexford.

Decision

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

Reasons and Considerations

1. The site is not currently zoned for residential use under the Wexford County Development Plan 2022-2028. Having regard to the Core Strategy, as set out in chapter 3 of the development plan (Table 3-4), which identifies a zoned land requirement of 62.11 hectares, which is a significant decrease on the land previously zoned for residential use of which this site formed a part, and noting that in preparing local area plans the planning authority will ensure a tiered approach to zoning so that land is developed in a phased and sequential manner in accordance with the availability of infrastructure, the Board is not satisfied that a case has been presented as to why the site would reflect a sustainable approach to sequential development of the area in preference to other sites available for residential development in the town. The proposed development would be contrary to National Strategic Outcome 1 'Compact Growth' under the National Planning Framework (2018) and Objective CS02 of the Wexford County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



2. It is considered that the proposed design strategy does not provide the optimal design solution for the site, particularly in relation to the layout approach and a lack of defined character areas through design. With specific reference to the proposed layout of houses to the north-west of the site (numbers 12 and 129) and to the south (number 49), and having regard to the established context, it is considered that the proposed development would result in an unnecessary overbearing relationship upon existing adjacent gardens. The Board noted the quantum and disposition of the proposed open space and shared the concerns of the Inspector in light of Objectives ROS17 and ROS11, and the associated quantitative standards set out in Section 14.5.4 (Delivery of Public Open Spaces) of the Wexford County Development Plan 2022-2028. Furthermore, it is considered that the proposed layout fails to follow the approach set out in the Design Manual for Urban Roads and Streets (DMURS), including lacking a hierarchical arrangement to proposed streets, unnecessary cul-de-sacs to the north-west of the site, and a poorly laid-out and excessive provision of car parking. The proposed development would be contrary to Objectives TV52, TS16, TS25, and TV27, as well as Table 6-7 (Car Parking Standards) of the Development Management Manual, of the Wexford County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the planning application fails to incorporate an assessment of existing schools and a number of other types of infrastructure in the area in accordance with Objectives SC22 and SC37 of the Wexford County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



4. Having regard to the deficiencies in the submitted Ecological Impact Assessment, particularly in relation to:

- (a) a failure to identify habitats on the site as key ecological receptors for the site and to identify the potential consequences of removal of these habitats upon associated fauna, including protected species,
- (b) the absence of mitigation to reduce the potential impact upon birds, and
- (c) cumulative impact, a failure in the Ecological Impact Assessment to identify nearby large-scale residential development,

it is considered that, in the absence of adequate identification of key ecological receptors and potential impact upon species as a result of the proposed development, significant permanent adverse impact upon protected species and birds cannot be excluded. The proposed development would be contrary to Objectives GI01 and ROS19 and section 7.4 of the Development Management Manual (Landscape and Biodiversity) of the Wexford County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.



5. Having regard to the deficiencies in the information provided in the Natura Impact Statement, it is considered that there is a lack of certainty that, in combination with other plans or projects in the area, the proposed development would not adversely affect the integrity of the Wexford Harbour and Slobbs Special Protection Area (Site Code: 004076), in view of the site's Conservation Objectives. In such circumstances, the Board is precluded from granting permission for the proposed development.



Peter Mullan

Member of An Bord Pleanála

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

Dated this *27th* day of *June*, 2023.