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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 2023/0471**

**APPEAL** by Walter and Niamh Kent care of Niall M. Byrne Architects Limited, Second Floor, Temple House, Templeshannon, Enniscorthy, County Wexford against the decision made on the 23<sup>rd</sup> day of June, 2023 by Wexford County Council to refuse a permission.

**Proposed Development:** Demolition of an existing dwelling and the erection of a replacement single storey dwelling including the installation of a sewage pumping station and connection to the public foul sewer and all associated site works at Glen (Richards), Ardamine, County Wexford.

**Decision**

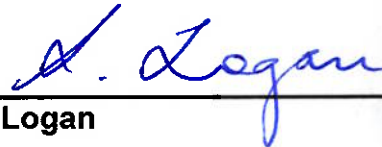
**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.



## Reasons and Considerations

The proposed development, by virtue of its excessive scale and floorspace, would be contrary to Objective TM59 of the Wexford County Development Plan 2022-28 which seeks to strictly control the replacement of existing holiday chalet structures. The proposed development would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the replacement dwelling was of significantly greater floorspace than the existing chalet on this site and greater than the 20% maximum increase stipulated in Objective TM59 (b) of the Wexford County Development Plan 2022-2028 for such replacement structures.

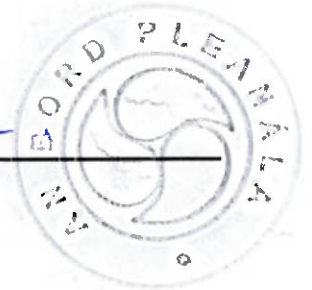


**Stewart Logan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**



Dated this 5 day of December 2023.