



Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 20230502

APPEAL by Jana Construction Limited care of Ian Doyle Planning Consultant of Woodleigh, Cornwall, Killurin, Enniscorthy, County Wexford against the decision made on the 28th day of June, 2023 by Wexford County Council to refuse permission.

Proposed Development: Permission for a Residential Development and Public Park with a gross application site area of circa 5.29 hectares, (net residential developable area of circa 2.86 hectares). The proposed development will include: The erection of 60 number residential units and ancillary facilities comprising: 11 number four-bed detached two-storey (Type A, A1, A2, 149 square metres), 30 number four-bed semi detached two-storey (Type B, B1, B2 128.7 square metres), six number two-bed apartments three-storey (Type C, 81 square metres, 79 square metres and 85 square metres), seven number four-bed detached two-storey (Type D, D1, D2 169 square metres), two number three-bed two-storey mid-terrace (Type E 97 square metres), four number two-bed two-storey end of terrace (Type F 88 square metres) and eight visitor parking spaces. A public park designed and laid out to provide a wide range of amenities including an enclosed adventure playground for the toddler - six years age group, a separate larger adventure playground for children aged six years +, an enclosed multi use games area, (MUGA), with an all-weather surface, a level open space for informal active

playground for children aged six years +, an enclosed multi use games area, (MUGA), with an all-weather surface, a level open space for informal active recreation and a walking track. A paved mobile coffee dock area with robust outdoor furniture. Public car park of 32 spaces with EV charging point and all associated works, all at Elderwood, Ballytramon, Castlebridge, County Wexford.

Decision

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

Reasons and Considerations

It is the policy of the Wexford County Development Plan 2022-2028 to achieve more compact growth through sequentially prioritising the development of new housing on sites within the built-up footprint of settlements in preference to more greenfield and peripheral locations. The proposed development is located on an unzoned site on the southern edge of Castlebridge, distant from the village core and local services with substantial greenfield lands located significantly closer to the village core remaining undeveloped. The proposed housing development of 60 dwellings would exacerbate the haphazard and unplanned form of development in this area, would intensify urban sprawl, would militate against the preservation of the rural environment and would represent an undesirable precedent for further such developments in the area. As such the proposed development would be contrary to objectives CS02, CS04, CS21, and TV34 of Volume 1 and Section 3.4.2 of Volume 3 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.



Stewart Logan

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

Dated this *13th* day of *August* 2024.