



An
Bord
Pleanála

Board Order ABP-318063-23

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 2023/0263

Appeal by James Larkin care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 31st day of August, 2023 by Wexford County Council to grant subject to conditions a permission to Michael Grace care of Bobby Sinnott Planning and Design Services of Finchogue, Enniscorthy, County Wexford.

Proposed Development: Construction of three number dwellings, together with all ancillary site works, all at Irish Street, Enniscorthy, County Wexford.

Decision

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

Reasons and Considerations

1. The Board is not satisfied, on the basis of the designs submitted in connection with the planning application and the appeal, that issues relating to the quality of the private open space have been fully resolved. In particular, it is considered that the design of the raised path and external stairwell accessing the open space would significantly undermine the relationship between the proposed dwellings and their private amenity space. The proposed development would fail to provide an acceptable level of residential amenity for future occupants of the proposed development and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Board considered that there was an absence of sufficient detail and cross sections in order to illustrate the relationship between the proposed development and the dwelling to the north as well as properties to the south and east. There was also an absence of detail in relation to the treatment of the front boundary wall and the storage of flood water in the underside of the ground floor level, as referred to in the Site Specific Flood Risk Assessment submitted. The Board concluded that the proposed development 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 considered that issues relating to private open space, and boundary treatment, as well as mitigation measures relating to flood alleviation, had not been fully resolved.



Joe Boland

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

Dated this 16th day of July 2024.