

An
Bord
Pleanála

Board Order ABP-318961-24

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 2023/0559

Appeal by Seamus Begley of Fence, Tacumshane, County Wexford against the decision made on the 24th day of January, 2024 by Wexford County Council to grant subject to conditions a permission to C & G Builders Limited care of O'Driscoll Lynn Architects of Knockenhoy Business Park, Sinnottstown Lane, Wexford.

Proposed Development: Construction of four number two-storey four-bedroom detached dwellings together with all associated site works, all at Ballymacane, Tacumshane, County Wexford.

Decision

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

Reasons and Considerations

1. The proposed development is located within the open countryside outside of a settlement, as identified in Section 3.5 County Wexford Settlement Hierarchy of the Wexford County Development Plan 2022-2028, and is located in a rural area under strong urban influence. Objective CS25 of the development plan provides that 'To ensure that the open countryside continues to be a living and lived in landscape focusing on the requirements of rural economies and rural communities while at the same protecting the open countryside from inappropriate development, urban generated housing and protecting its landscape and environmental quality'. This objective is considered reasonable. It is a policy of the planning authority, as set out in the development plan, to channel housing into serviced centres and to restrict development in rural areas to that necessary to serve those with a local need, including the needs of those engaged in agriculture and other rural activities. The proposed multi-unit development is a form of urban generated development that would lead to demands for the uneconomic provision of further public services and communal facilities in an area where these are not proposed and would interfere with the rural character and attractiveness of the area. The proposed development would contravene the development plan objective, and would, therefore, be contrary to the proper planning and sustainable development of the area.

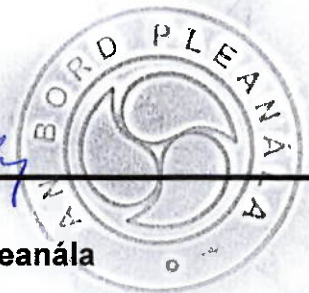
2. The site is located in the open countryside in an area which is designated a highly sensitive Coastal Zone landscape in the Wexford County Development Plan 2022-2028. Having regard to the nature of the proposed development comprising of a multi-unit development in a sensitive rural location and to the scale, suburban layout and design of the proposed development, which includes the removal of a considerable length of natural roadside boundary, it is considered that the proposed development would be visually obtrusive, would detract to an undue degree from the rural character and scenic amenities of the area, and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

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



Dated this 15th day of November 2024.