

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

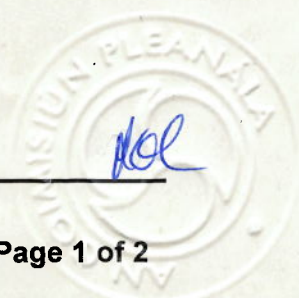
Planning Register Reference Number: 2024/0657

Appeal by Faye Smith on behalf of Knockgreany Residents care of Elysium, Knockgreany, Coolgreany, County Wexford against the decision made on the 21st day of February, 2025 by Wexford County Council to grant subject to conditions a permission to T. Dixon Construction Limited care of Arthur O'Leary and Associates Limited of 81 Main Street, Enniscorthy, County Wexford.

Proposed Development: Construction of two number dwellings with connection to existing public services and all associated site and ancillary works, all at Knockgreany, Coolgreany, County Wexford.

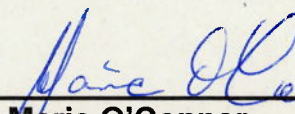
Decision

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



Reasons and Considerations

1. Having regard to the Wexford County Development Plan 2022-2028 and, based on the submissions made in connection with the planning application and the appeal, it is considered that the applicant has failed to demonstrate that it has sufficient legal interest to undertake the works to provide for the required sightlines at the junction of the private laneway and the L-1006-1 which would result in a traffic hazard by reason of limited sightlines which are impeded upon by mature hedging. The proposed development would endanger public safety by reason of traffic hazard, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the substandard nature of the lane in terms of its width, alignment, lack of turning facilities, lack of public lighting, and lack of pedestrian footpaths, which already serves six dwellings, it is considered that any further development permitted on this deficient laneway would give rise to a conflict between pedestrian and vehicular movements and would constitute a traffic hazard. The proposed development would endanger public safety by reason of traffic hazard, and would, therefore, be contrary to the proper planning and sustainable development of the area.


Marie O'Connor

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 11th day of July 2025.