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**Board Direction**  
**BD-018740-25**  
**ABP-319407-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/01/2025.

The Board decided to refuse permission for the following reasons and considerations.

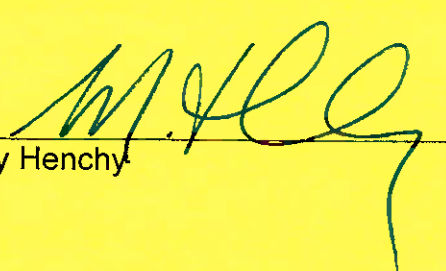
### **Reasons and Considerations**

1. The proposed development due to its design, layout, scale and site coverage would be visually obtrusive and overbearing in this Architectural Conservation Area (ACA). The proposed development due to its proximity and design would detract from the setting of St. Aidan's Cathedral, and the adjoining graveyard, both of which are listed as protected structures in the Wexford County Development Plan. The proposed development is therefore contrary to Wexford County Development Plan objective ACA01.
2. The Board were not satisfied that the development as proposed provided adequate amenity for future residents specifically; daylight and sunlight to ground floor apartments, the proximity to and relationship with the rear of the adjoining buildings fronting Main Street (number 18 and 19), and the overbearance of the proposed structures on the internal spaces.

In addition, it is considered that the form of the proposed back land development detracted from the residential amenity of adjoining property due to its proximity to the boundaries and overbearance due to height, design and level difference. The proposed development is therefore contrary to objective TV44 of the Wexford County Development Plan.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the removal of a floor did not address the impact the proposed development would have on the character of Enniscorthy Architectural Conservation Area. Neither did the removal of the floor adequately address residential amenity issues both for future residents of the proposed development or the impacts on adjoining property.

**Board Member**

  
Mary Henchy

**Date:** 25/01/2025