

An
Bord
Pleanála

Board Order ABP-319407-24

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 20230701

Appeal by Patsy O'Connor of Rathduff, Rathnure, Enniscorthy, County Wexford against the decision made on the 1st day of March, 2024 by Wexford County Council to grant subject to conditions a permission to Douglas Lett care of Niall M. Byrne Architects Limited of Second Floor, Temple House, Templeshannon, Enniscorthy, County Wexford in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of three number storage outbuildings to the rear including the demolition of a boundary wall on site, the change of use from retail/office to retail/residential use consisting of two number two bed apartment units in a listed building (NIAH reference number 15603016) to the front of the site located on the Main Street. Permission to erect a multi-storey apartment block to the rear of the property consisting of 18 number apartments comprised of nine number one bedroom apartment units and nine number two-bedroom apartment units, with associated site works including a connection to the public combined sewer. This development involves works to a protected structure listed in the National Inventory of Architectural Heritage (NIAH reference number 15603016) at 20 Main Street, Enniscorthy, County Wexford.

Decision

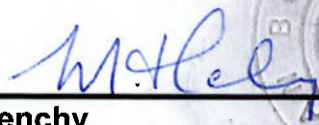
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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 Saint Aidan's Cathedral, and the adjoining graveyard, both of which are listed as protected structures in the Wexford County Development Plan 2022-2028. The proposed development would, therefore, be contrary to Objective ACA01 of the development plan and would be contrary to the proper planning and sustainable development of the area.
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 would, therefore, be contrary to Objective TV44 of the Wexford County Development Plan 2022-2028 and would 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 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.



Mary Henchy

Member of An Bord Pleanála

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

Dated this 30th day of January 2024.