



An  
Bord  
Pleanála

**Board Direction**  
**BD-006286-20**  
**ABP-306591-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/08/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the documentation submitted with the application and appeal, and specifically in the absence of a confirmed contractual relationship between the proposed development and the management and maintenance of suitable wastewater treatment facilities serving the proposed development, the Board is not satisfied that suitable wastewater treatment facilities will be available to and under the control of future owners/occupiers of the proposed dwellings. In this regard it is considered that the proposed development would be contrary to objective WW05 of the Wexford County Development Plan 2013-2019 and would be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** the Board noted the commentary relating to flood risk as set out in the Inspector's report and the subsequent recommended reason for refusal. However the Board noted the totality of the documentation submitted with the application and appeal, including the Site Specific Flood Risk Assessment report, and incorporating a Justification Test, as prepared on behalf of the applicant. The Board concluded, on the basis of this information, that reason for refusal no. 2 as recommended by the Inspector, was not warranted in this instance.

**Board Member**

**Date:** 19/08/2020

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Chris McGarry