



An  
Bord  
Pleanála

**Board Direction**  
**BD-008990-21**  
**ABP-309203-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/08/2021.

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 planning application and the appeal, and the exclusion of a suitable wastewater treatment system from the development site and the proposal to connect to and rely on a commercial establishment, the operation of which is the subject of enforcement proceedings, 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 at all times. In this regard, it is considered that the proposed development would be piecemeal and 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.

**Board Member**

  
Michelle Fagan

**Date:** 30/08/2021