

An
Bord
Pleanála

Board Direction
BD-009245-21
ABP-309998-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/10/2021.


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

Reasons and Considerations

1. Having regard to the topography of the site, and to the elevated positioning, scale and height of the proposed dwelling, it is considered that the proposed development could not be effectively assimilated into the landscape and would, therefore, form a discordant and obtrusive feature on the landscape at this rural location. The proposed development would be contrary to the provisions of the Wexford County Development Plan 2013-2019 (as extended), in which it is stated that within uplands landscape areas, care still needs to be taken to minimise the risk of developments being visually intrusive. The proposed development would seriously injure the visual amenities of the area, and, by itself and by the precedent it would set, would militate against the preservation of the rural environment and would, therefore, be contrary to the proper planning and development of the area.
2. Having regard to the absence of trial hole and percolation test results for the location of the proposed effluent treatment and disposal system, the Board is not satisfied that the applicant has demonstrated that effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment

system. The proposed development would, therefore, be prejudicial to public health.

Board Member



Stephen Bohan

Date: 13/10/2021