

**An
Bord
Pleanála**

**Board Direction
BD-009685-21
ABP-310269-21**

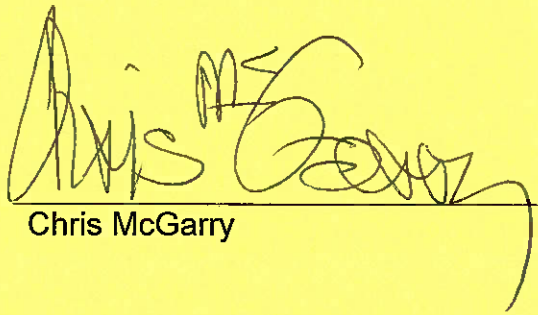
The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/12/2021.

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

Reasons and Considerations

1. The proposed development is entirely sited within the applicable buffer zone area as described under Section 9.2.8 of the Wexford County Development Plan 2013-2019 (as extended) of the existing wastewater treatment plant located proximate to the application site. The proposed development at this location would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The existing laneway along the north-western boundary of the site, off which access/egress at house numbers 1 to 6 is proposed, is considered inadequate in terms of physical condition, lighting and surface water drainage infrastructure. In the absence of upgrade works to this laneway, which serves other lands and the adjoining wastewater treatment plant and which is outside the application site boundary, the proposed development would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 17/12/2021