



An  
Bord  
Pleanála

**Board Direction**  
**BD-016320-24**  
**ABP-314807-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/05/2024.

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

### **Reasons and Considerations**

1. Section 3.1.2 together with Table 3.3 – 'Site Size, Dwelling Floor Area & Biodiversity Requirements' of the Wexford County Development Plan 2022-2028 (Vol.2), refers to the minimum required site size relative to the floor area of dwellings. The proposed 288m<sup>2</sup> replacement dwelling is considered excessive in size given the limited site size area of 0.11ha. Therefore, the proposed development is considered contrary to the minimum site size requirements as set out under Section 3.1.2 and Table 3.3 of the Wexford County Development Plan 2022-2028, and would be contrary to the proper planning and sustainable development of the area.
2. Inadequate information regarding the proposed connection into the local communal water supply network has been provided. In the absence of such information, the applicants have not clearly demonstrated that the proposed development would not be prejudicial to public and environmental health. Accordingly, therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

3. Having regard to the information available, it is considered that inadequate information has been provided with regards to the location of private well water supplies within 150m of the proposed wastewater treatment system, and also of the proposed sand polishing filter. In the absence of such information, it is considered that the applicants have not clearly demonstrated that the proposed development would not be prejudicial to public and environmental health. Accordingly, therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Mary Henchy

**Date:** 16/05/2024