

An  
Bord  
Pleanála

**Board Direction**  
**BD-017024-24**  
**ABP-315940-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/07/2024.

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

### **Reasons and Considerations**

Having regard to the provisions of the Waterford City and County Development Plan 2022-2028, particularly policies C&M 01 (Protecting our Coast and Marine) and BD 05 (Protection of European Sites) and specific development objective DM08 (support the development of the harbour area for tourism/leisure and commercial uses) and to the nature, scale and purpose of the proposed development, it is considered that subject to compliance with the conditions set out below that the proposed development would serve to improve the local water quality in Wexford Harbour by segregating foul and storm water and directing the foul drainage to be treated at the Dunmore East Wastewater Treatment Plant and would not otherwise negatively impact on amenities or the environment. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

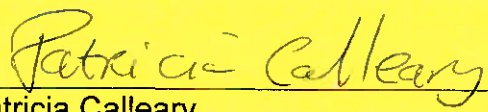
2. Prior to commencement of development, the developer shall enter into wastewater connection agreement with Uisce Éireann.

**Reason:** In the interest of public health.

3. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity.

**Board Member**

  
Patricia Calleary

**Date:** 17/07/2024