

An
Bord
Pleanála

Board Direction
BD-013660-23
ABP-316989-23

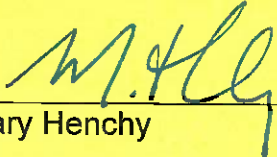
The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/09/2023.

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 development proposed to be retained would not meet the criteria specified in Sections 3.3, 4.9.5 and Objective SH50 of the Wexford County Development Plan 2022-2028 which relates to self-contained family residential units. The development proposed to be retained would result in a sub-standard development, would set an undesirable precedent for similar developments in the area, and would be contrary to the proper planning and sustainable development of the area.
1.0
2. Based on the information submitted with the planning application and appeal, the applicant has not demonstrated that the existing on-site wastewater treatment facility serving the main dwelling house is adequate to facilitate the additional loading from the development proposed to be retained. The development proposed to be retained would, therefore, be prejudicial to public health and give rise to a risk of groundwater pollution.

Board Member



Mary Henchy

Date: 11/09/2023