



An
Bord
Pleanála

Board Direction
BD-016836-24
ABP-318004-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/06/2024.

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

Reasons and Considerations

The proposed dwelling, by virtue of its location and design, would have an overbearing impact on the existing adjacent dwelling which is listed in the Wexford County Development Plan 2022- 2028 on the Record of Protected Structures (RPS WCC1372). The proposed development would be contrary to objectives BH06 and BH07 which seeks to protect the curtilage of Protected Structures or proposed Protected Structures from any works which would cause loss of, or damage to, the special character of the structure and loss of or damage to, any structures of heritage value within the curtilage or attendant grounds of the structure. The proposed development would, therefore, be contrary to the Wexford County Development Plan 2022-2028 and the proper planning and sustainable development of the area.

The Board did not concur with the Inspectors conclusion regarding the availability of services. The Board noted the 'amber' status of the wastewater treatment plant and that the plant does not consistently meet the requirements of the Environmental Protection Agency Wastewater Discharge License.

The Board concurred with the planning authority that it had not been demonstrated that capacity exists in the wastewater treatment plant for the proposed development. The Board noted the Uisce Éireann correspondence to the planning authority dated the 14th of March 2023 which stated that the wastewater treatment plant is constrained. From the planning authority's report on file, it is evident that a Combined Approach Assessment is required to establish that the proposed development would not be prejudicial to public health.

The Board noted the Uisce Éireann observation on the appeal received on the 9th day of October 2023, but considered there is no evidence on file or by way of this correspondence that a Combined Approach Assessment has been completed. Therefore, the proposed development is considered premature as it may be prejudicial to public health.

Board Member



Mary Henchy

Date: 26/06/2024