



An  
Bord  
Pleanála

**Board Direction**  
**BD-016999-24**  
**ABP-318940-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/06/2024.

The Board decided to refuse permission for the following reasons and considerations.

#### **Reasons and Considerations**

1. Having regard to the proposed vehicular access to the proposed development site, requiring satisfactory sightlines, and to the information submitted with the application and appeal in relation to this access arrangement, the Board was not satisfied, the applicant has failed to demonstrate, based on the information submitted, that that adequate and safe access to the proposed development could be provided. In these circumstances, it was considered that the proposed development would endanger public safety by reason of traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The development is proposed to connect to the Rosslare Strand Wastewater Treatment Plant where there is constrained capacity and where certainty of availability of required capacity to facilitate a connection for the proposed dwelling has not been provided. It has not been demonstrated to the satisfaction of the Board that the proposed development will not cause overloading at the wastewater treatment plant, potentially adversely impacting on receiving waters. The proposed development would be premature by reference to the deficiency in the provision of wastewater facilities to

serve the development, and therefore prejudicial to public health and contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied that it had been sufficiently demonstrated that the proposed vehicular access arrangements were such that a traffic hazard would not be created from vehicle movements into and out of the site.

In addition, the Board did not concur with the Inspector's conclusion regarding access to wastewater services for the proposed development. The Board considered the proposal to construct a dwelling to be premature, as based on the information available to the Board that the proposed development is in an area served by a constrained wastewater treatment plant and where certainty of availability of capacity to facilitate a future connection has not been provided. Therefore, the Board concurred with the Planning Authority that the scheme as proposed may be prejudicial to public health.

**Board Member**

  

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Liam Bergin

**Date:** 16/07/2024