

An
Bord
Pleanála

Board Direction
BD-019314-25
ABP-319539-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/03/2025.

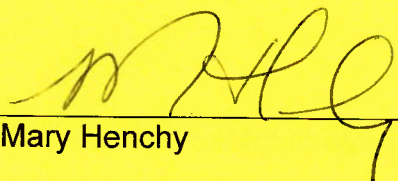
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The Board is not satisfied on the basis of the information submitted that it has been demonstrated that the surface water and wastewater arrangements in place are sufficient and in accordance with the required standards to serve the development proposed for regularisation. The development would therefore be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.
2. The Board has identified a number of deficiencies in the information submitted with the application and it has not therefore been possible for the Board to complete an Appropriate Assessment of the development and ascertain beyond reasonable scientific doubt that the proposed development either individually or in combination with other plans and projects would not adversely affect the integrity of European Sites, Blackstairs Mountain SAC (000770) and Slaney River Valley SAC (000781).
3. The development is located along a minor road which is inadequate in width and alignment, and it has not been demonstrated that adequate sight distances can be achieved within the applicant's landholding at the entrance to serve the

development proposed for regularisation. Neither has it been demonstrated that adequate measures have been undertaken to prevent surface waters entering onto the local road network in accordance with the required standards set out in the Wexford County Development Plan 2022-2028 (Volume 2, Section 6.2.6 Development Management Manual). As such it has not been demonstrated that the proposal would not endanger public safety by reason of traffic hazard, and it would therefore be contrary to the proper planning and sustainable development of the area.

Board Member



Mary Henchy

Date: 27/03/2025