

An
Bord
Pleanála

Board Direction
BD-018703-25
ABP-319820-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/01/2025.

The Board decided to refuse permission for retention of existing mobile home, existing biocrete wastewater treatment system and all associated site works and for permission for erection of serviced dwelling house and domestic garage/store and all ancillary siteworks, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

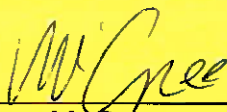
Reasons and Considerations

1. Having regard to: the location of the site in an area designated as Rural Area Under Strong Urban Influence in the Wexford County Development Plan 2022-2028; Objective SH40 of the Volume 1 of the Wexford County Development Plan 2022-2028 which states that it shall be an objective of the Planning Authority to strictly control individual rural housing in the open countryside in areas that are reaching their carrying capacity in terms of effluent treatment capacity, visual amenity and/or roads carrying capacity in accordance with the requirements set out in Table 4.6 and the associated definitions and notes and subject to compliance with normal planning and environmental criteria and the relevant development management standards; it is considered that, having regard of all of the documentation submitted by the applicant with the application and subsequent appeal, the Board is not satisfied that the applicant has provided sufficient justification for a housing need to live in this specific rural area, notwithstanding the submission of specific information relating to the health

circumstances of the intended occupants of the dwelling, or that the applicant's housing need cannot be satisfied in an existing authorised property or a serviced settlement. In the absence of a sufficient justification for the development of a new dwelling and associated services in this rural area under strong urban influence, it is considered that the proposed development would contravene Objective SH40 of the Wexford County Development Plan 2022-2028 and would contribute to the development of random rural housing and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, would be likely to set a precedent for other non-location specific housing in this rural area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the soil and poor underlying drainage conditions on site, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system, and comprising primary, secondary and tertiary filtration. It is therefore considered that the proposed development would be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

Board Member


Liam McGree

Date: 21/01/2025