

An
Coimisiún
Pleanála

Direction
CD-020431-25
ABP-321222-24

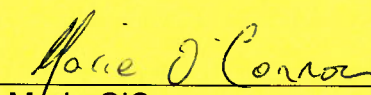
The submissions on this file and the Inspector's report were considered at a meeting held on 05/08/2025.

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

Planning

Commissioner:

Date: 07/08/2025


Marie O'Connor

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the soil conditions and high water table, the Commission 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 or disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.
2. The proposed dwelling design does not accord with recommendations set out in Section 3.12.2 (Dwelling House Design) of the Wexford County Development Plan, 2022-2028 in relation to the design and layout of the dwelling or the

provision of adequate private amenity. In particular, the proposed aggregate living area is below the minimum standards. In addition, the farmyard between the two structures, which serves as the private amenity space for both existing and the proposed dwelling, is not segregated and is proposed to accommodate 4 car parking spaces and the applicant has failed to demonstrate how it is proposed to achieve minimum private open space standards and adequate private amenity to meet the requirements in the County Development Plan. The proposed development as presented, will not serve to achieve a high quality living environment for residents of the existing dwelling and future residents of the proposed dwelling and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The applicant has not provided sufficient justification as to the need to provide an additional dwelling at this location. If permitted, the proposed development would be the third dwelling on a relatively modest landholding. In the absence of an appropriately detailed and succent planning case and supporting planning justifications, it is considered that the proposed development contravenes Rural Diversification Objectives ED105 and ED107 and Rural Based Tourism Objective TM19 and Tourism Accommodation Objective TM56 of the development plan, would serve to create an undesirable precedent for similar cases elsewhere and would, therefore, be contrary to the proper planning and sustainable development of the area.