

An
Coimisiún
Pleanála

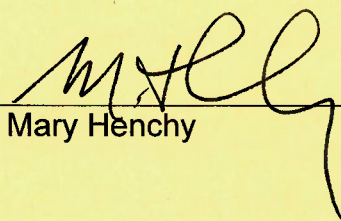
Direction
CD-020545-25
ABP-322426-25

The submissions on this file and the Inspector's report were considered at a meeting held on 27/08/2025.

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

Planning

Commissioner:


Mary Henchy

Date: 27/08/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the status of Coolgreany as a Level 3b Strategic Settlement in Table 3-2 of the Core Strategy of Volume 1 of the Wexford County Development Plan 2022-2028, to Section 3.6.4 of the Plan which notes that there is a strategic imperative to prioritise the development of these villages, to Objective TV36 of Volume 1 of the Plan which promotes the application of a more flexible approach to development management standards, and the fact that the proposal accords with the EPA Code of Practice, 2021, it is considered that the proposed development is

acceptable in terms of public health, will not result in a traffic hazard, and is in the interests of the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended on the 12th March, 2025 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The proposed entrance to the site shall be located at the point on the roadside frontage indicated in the details submitted to the planning authority on the 12th March, 2025.

(b) Sightlines shall be as detailed on the layout drawings received on 12th March, 2025. Sightlines shall be maintained unobstructed, and the nearside road edge shall be visible over the entire sight distance.

Reason: In the interest of traffic safety and visual amenity.

3. (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

(b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

Reason: In the interest of traffic safety and to prevent flooding or pollution.

4. (a) The septic tank/wastewater treatment system including polishing filter hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on 1st October, 2024 and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" Environmental Protection Agency, 2021.

(b) Treated effluent from the septic tank/ wastewater treatment system shall be discharged to a percolation area/ polishing filter which shall be provided in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.

(c) Within three months of the works being complete, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

Reason: In the interest of public health and to prevent water pollution.

5. The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

(a) the reinforcement/establishment of a hedgerow along all side and rear boundaries of the site, and

(b) planting of trees at intervals along the boundaries of the site.

Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of

the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.