

An
Coimisiún
Pleanála

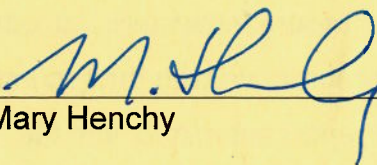
Direction
CD-020950-25
ABP-322762-25

The submissions on this file and the Inspector's report were considered at a meeting held on 13/10/2025.

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: 14/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the information submitted with the planning application and the appeal, and the nature and scale of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be in accordance with the development standards set out in the Wexford County Development Plan 2022-2028, would not seriously injure the visual or residential amenities of the area, would be acceptable in terms of public health, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 1st day of May, 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 and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2.
 - (a) The septic tank/wastewater treatment system, including a new percolation area, shall be installed in accordance with the recommendations included in the site characterisation report submitted with the planning application 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 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 six months of the date of this Order, the developer shall submit a report to the planning authority from a suitably qualified person (with

professional indemnity insurance) certifying that the septic tank/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.