



Planning and Development Acts 2000 to 2018

Planning Authority: Wexford County Council

Planning Register Reference Number: 20181617

APPEAL by Eamon Fortune care of Millennium Design of 33 Skeffington Street, Wexford against the decision made on the 25th day of January, 2019 by Wexford County Council to refuse permission.

Proposed Development: Erection of five number retirement home dwelling units with all ancillary site works and services at Coolnaboy, Edermine, County Wexford.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

1. The proposed development would access a narrow lane which is inadequate in width and alignment, is without footpaths or public lighting and the application has not demonstrated that adequate sightlines are available at the proposed site entrance. It is considered that the development would endanger public safety by reason of traffic hazard and would, therefore be contrary to the proper planning and sustainable development of the area.

2. The Board is not satisfied on the basis of the information submitted with the application and the appeal that the foul effluent arising from the proposed development can be safely treated in accordance with the Environmental Protection Agency Wastewater Treatment Manuals - Treatment Systems for Small Communities, Business, Leisure Centres and Hotels (EPA 1999) and in a manner so to as to avoid water pollution. The proposed development would, therefore be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.