



Planning and Development Acts 2000 to 2019

Planning Authority: Wexford County Council

Planning Register Reference Number: 20191541

APPEAL by Aine McCabe of Borelia, Glenbrien, Enniscorthy, County Wexford against the decision made on the 17th day of January, 2020 by Wexford County Council to refuse permission to the Mary Doyle and Bill Wright care of Martin Sinnott of Finchogue, Enniscorthy, County Wexford.

Proposed Development: Retention of (a) existing dwelling accommodation and (b) existing twin chambered septic tank and permission for the installation of EPA code of practice compliant percolation area and all associated site works, all at Baurela ED, Ballyhuskard, 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. Having regard to the pattern of development in the vicinity, with a multiplicity of dwellings and associated on-site wastewater systems, it is considered that the proposed percolation area would exacerbate a proliferation of percolation areas in close proximity to one another. When taken in conjunction with the low T-value results and the absence of specific details demonstrating that water quality would not be adversely affected, it is considered that the proposed development would be prejudicial to public health, both for the occupants of the existing residential accommodation on site and for the residents of adjoining property. The development for which retention is sought and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Taken in conjunction with existing and permitted development in the vicinity, and having regard to the planning history of the subject site and adjoining landholding, it is considered that the development for which retention is sought would result in ad-hoc piecemeal residential development within a rural area lacking public services and community facilities and would militate against the preservation of the rural environment. The development for which retention is sought would,

therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the design and layout of the residential accommodation for which retention is sought, it is considered that the development would be out of character with the established pattern of development in the area and would set an undesirable precedent for such development. The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

Philip Jones

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

Dated this day of 2020.