

Planning and Development Acts 2000 to 2020

Planning Authority: Wexford County Council

Planning Register Reference Number: 20201210

APPEAL by Imelda Scully care of Brock McClure of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 11th day of December, 2020 by Wexford County Council to refuse permission.

Proposed Development: Construction of eight number dwelling units and associated works which shall consist of the following: (a) the construction of eight number four bedroom detached two-storey dwellings with ancillary domestic storage sheds, (b) connection to existing services to include connection to an existing foul water treatment plant, with associated pipe-work and engineering works, (c) the upgrade and improvement works of an existing access roadway to include vehicular access, footpaths, the laying of services and public lighting with ancillary works, (d) surface water drainage and associated attenuation systems, (e) hard and soft landscaping works including boundary treatments, (f) ancillary works at Ballymoney Lower, Courtown, and Seafield, Courtown, County Wexford.

Decision

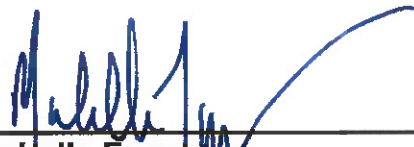
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

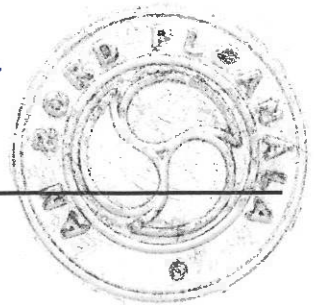
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the documentation submitted with the planning application and the appeal, and the exclusion of a suitable wastewater treatment system from the development site and the proposal to connect to and rely on a commercial establishment, the operation of which is the subject of enforcement proceedings, the Board is not satisfied that suitable wastewater treatment facilities will be available to and under the control of future owners/occupiers of the proposed dwellings at all times. In this regard, it is considered that the proposed development would be piecemeal and contrary to objective WW05 of the Wexford County Development Plan 2013-2019 and would be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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



Dated this ^{1st} day of *September* 2021