

An
Bord
Pleanála

Board Order
ABP-310269-21

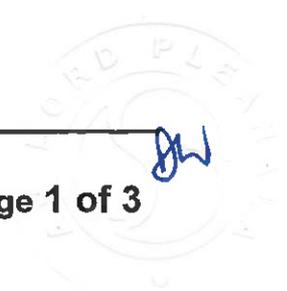
Planning and Development Acts 2000 to 2021

Planning Authority: Wexford County Council

Planning Register Reference Number: 20210270

APPEAL by Cuidado Limited care of Sheridan Woods of 14 Baggot Street Lower, Dublin against the decision made on the 21st day of April, 2021 by Wexford County Council to refuse permission.

Proposed Development: Construction of a development of 19 number residential dwellings comprising two number (A1 House Type) four/five bed detached two-storey with attic level accommodation (three-storey) dwellings, six number (A3 House Type) four/five bed detached two-storey with attic level accommodation (three-storey) dwellings, eight number (C House Type) three/four bed semi-detached two-storey with optional attic level accommodation and optional kitchen extension (two/three-storey) dwellings, and three number (D2 House Type) three bed detached single storey with attic level accommodation (two-storey) dwellings with access directly and via a new access road from Grange Road, and also from the existing road on the western boundary of the site and all associated site works, on site of circa 0.8982 hectares located at Grange Road and northern junction with road accessing Wexford County Council's wastewater treatment works and west of 'Tamalaught' residential dwelling, Bearlough, Rosslare, County Wexford.



Decision

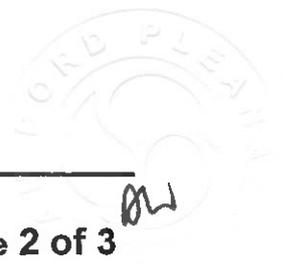
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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 is entirely sited within the applicable buffer zone area as described under Section 9.2.8 of the Wexford County Development Plan 2013-2019 (as extended) of the existing wastewater treatment plant located proximate to the application site. The proposed development at this location would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

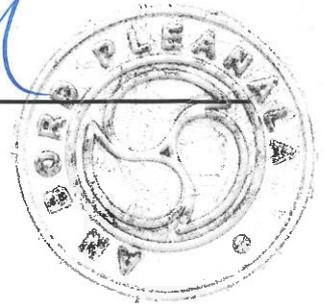


2. The existing laneway along the north-western boundary of the site, off which access/egress at house numbers 1 to 6 is proposed, is considered inadequate in terms of physical condition, lighting and surface water drainage infrastructure. In the absence of upgrade works to this laneway, which serves other lands and the adjoining wastewater treatment plant and which is outside the application site boundary, the proposed development would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Dave Walsh

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



Dated this *23rd* day of *December* 2021.