



An
Bord
Pleanála

Board Order
ABP-312569-22

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 20211712

Appeal by Henry Carroll care of Nicholas Mernagh Architects of Mullanour, County Wexford against the decision made on the 22nd day of December, 2021 by Wexford County Council to refuse permission for the proposed development.

Proposed Development: Erection of a fully serviced dwelling house together with associated and auxiliary site works (including single domestic connection to waste water sewer), all at Lake Little, Rosslare, County Wexford.

Decision

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

AS

Reasons and Considerations

1. It is the policy of the Wexford County Development Plan 2022 – 2028, as set out in Objective L04, that all developments are appropriately sited, designed and landscaped having regard to their setting in the landscape and to ensure that any potential adverse visual impacts are minimised. Objective NH13 requires applicants to minimise the removal of hedgerow and natural boundaries. The proposals to raise the site levels on this elevated site as a flood mitigation measure, taken together with the proposals to remove a substantial part of the existing mature trees and hedgerow would detract from the visual amenities and rural character of the area. It is considered that the proposed development would be contrary to the provisions of the Wexford County Development Plan 2022 - 2028 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 development would not increase the risk of flooding on the site and the surrounding area. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.
3. Having regard to the width and alignment of the public road at this location, taken together with the extent of existing development and associated vehicular entrances, it is considered that the proposed development would endanger public safety by reason of traffic hazard.

4. On the basis of the information provided with the application and the appeal and in the absence of a Natura Impact Statement, the Board is not satisfied that the proposed development, either individually or in combination with other plans or projects, would not result in adverse impacts on the integrity of Wexford Harbour and Sloba Special Protection Area (Site Code: 004076) in view of the site's Conservation Objectives, or any other European site. The likely significant effects cannot be ruled out having regard to the precautionary principle and the lack of information submitted. In such circumstances the Board is precluded from granting permission.

5. Having regard to capacity constraints at the Rosslare Strand wastewater treatment plant, the Board is not satisfied that it has been adequately demonstrated that the proposed development can be serviced by an effective wastewater infrastructure. It is considered that the proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.



Oonagh Buckley

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

Dated this ^{15th} day of *August* 2023.