



An
Bord
Pleanála

Board Order ABP-314807-22

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 20220970

Appeal by Laurence and Anne Leavy care of O'Leary Consulting Engineers and Chartered Town Planners of "Rathview", Rathmore, Broadway, County Wexford against the decision made on the 7th day of September, 2022 by Wexford County Council to refuse permission for the proposed development.

Proposed Development: Replacement of an existing dwelling house and for the installation of a new on-site wastewater treatment system and all associated site works at Courtown Demesne, Courtown, Gorey, County Wexford.

Decision

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

Reasons and Considerations

1. Section 3.1.2 together with Table 3.3 – ‘Site Size, Dwelling Floor Area and Biodiversity Requirements’ of the Wexford County Development Plan 2022-2028 (Volume 2), refers to the minimum required site size relative to the floor area of dwellings. The proposed 288 square metres replacement dwelling is considered excessive in size given the limited site size area of 0.11 hectares. Therefore, the proposed development would be contrary to the minimum site size requirements as set out under Section 3.1.2 and Table 3.3 of the Wexford County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the information available, it is considered that inadequate information regarding the proposed connection into the local communal water supply network has been provided. In the absence of such information, it is considered that the applicants have not clearly demonstrated that the proposed development would not be prejudicial to public and environmental health. Accordingly, therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

3. Having regard to the information available, it is considered that inadequate information has been provided with regards to the location of private well water supplies within 150 metres of the proposed wastewater treatment system and of the proposed sand polishing filter. In the absence of such information, it is considered that the applicants have not clearly demonstrated that the proposed development would not be prejudicial to public and environmental health. Accordingly, therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**

Dated this 24th day of May 2024