



Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 20221266

APPEAL by Stephen Lambe of Stonehaven, Ballymadrough, Donabate, County Dublin against the decision made on the 16th day of November, 2022 by Wexford County Council to refuse permission.

Proposed Development: Permission for development consisting of the demolition of five number dwellings and the development of seven number dwellings comprising of one number two-storey two bedroom detached dwelling, one number two-storey four bedroom detached dwelling, one number semi-detached two-storey two bedroom detached dwelling with car port, two number two-storey three bedroom semi-detached dwellings, one number two-storey semi-detached four bedroom dwelling with car port, one number two-storey three bedroom detached dwelling, new vehicular and public access entrance off Station Road and all associated site works, all at Walsheslough, Rosslare, County Wexford.

Decision

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

Reasons and Considerations

The proposed development would be premature having regard to the existing deficiencies in the wastewater network in the area, specifically the Rosslare Strand Wastewater Treatment Plant and the period within which this constraint may reasonably be expected to cease. The proposed development would, therefore, be contrary to the proper planning and sustainable development in the area.



M. Henchy

Mary Henchy

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

Dated this *6th* day of *February* 2024.