

An
Bord
Pleanála

Board Order
ABP- 316989-23

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 20230139

Appeal by Danu Dufy care of Molloy Architecture and Design Studio of 9 McCurtain Street, Gorey, County Wexford against the decision made on the 5th day of April, 2023 by Wexford County Council to refuse permission for the proposed development.


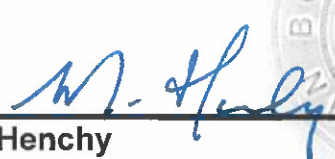
Proposed Development: Retention of existing granny flat with associated works and services connections all at Tomnamuck, Ballygarrett, County Wexford.

Decision

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

Reasons and Considerations

1. The development proposed to be retained would not meet the criteria specified in Sections 3.3, 4.9.5 and Objective SH50 of the Wexford County Development Plan 2022-2028 which relates to self-contained family residential units. The development proposed to be retained would result in a sub-standard development, would set an undesirable precedent for similar developments in the area, and would be contrary to the proper planning and sustainable development of the area.
2. Based on the information submitted with the planning application and appeal, the applicant has not demonstrated that the existing on-site wastewater treatment facility serving the main dwelling house is adequate to facilitate the additional loading from the development proposed to be retained. The development proposed to be retained would, therefore, be prejudicial to public health and give rise to a risk of groundwater pollution.



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

Dated this *29th* day of *September* 2023