



An
Bord
Pleanála

Board Order
ABP-318939-24

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 20231352

APPEAL by Bill Farrell care of Nicholas Mernagh Architects of Mullanour, Wexford against the decision made on the 10th day of January, 2024 by Wexford County Council to refuse permission for the proposed development.

Proposed Development: Erection of a fully serviced dwelling house together with access and parking and associated and auxiliary site works (connection to Irish Water Infrastructure CDS23003000) at Mauritiustown, Rosslare, County Wexford.

Decision

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

Reasons and Considerations

1. Having regard to the proposed vehicular access to the proposed development site, requiring satisfactory sightlines, and to the information submitted with the application and appeal in relation to this access arrangement, the Board was not satisfied that adequate and safe access to the proposed development could be provided. In these circumstances, it was considered that the proposed development would endanger public safety by reason of traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The development is proposed to connect to the Rosslare Strand Wastewater Treatment Plant where there is constrained capacity and where certainty of availability of required capacity to facilitate a connection for the proposed dwelling has not been provided. It has not been demonstrated to the satisfaction of the Board that the proposed development will not cause overloading at the wastewater treatment plant, potentially adversely impacting on receiving waters. The proposed development would be premature by reference to the deficiency in the provision of wastewater facilities to serve the development, and therefore prejudicial to public health and contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied that it had been sufficiently demonstrated that the proposed vehicular access arrangements were such that a traffic hazard would not be created from vehicle movements into and out of the site.

In addition, the Board did not concur with the Inspector's conclusion regarding access to wastewater services for the proposed development. The Board considered the proposal to construct a dwelling to be premature, as it is evident from the information available to the Board that the proposed development is in an area served by a constrained wastewater treatment plant and where certainty of availability of capacity to facilitate a future connection has not been provided. Therefore, the Board concurred with the planning authority that the scheme as proposed would be prejudicial to public health.




Stewart Logan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this 10th day of *July* 2024