



An  
Bord  
Pleanála

## Board Order ABP-318940-24

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 2023/1351**

**Appeal** by Harry Farrell care of Nicholas Mernagh Architects of Mullanour, Wexford against the decision made on the 10<sup>th</sup> day of January, 2024 by Wexford County Council to refuse permission.

**Proposed Development:** Construction of a fully serviced dwellinghouse together with access and parking and associated and auxiliary site works (connection to Irish Water Infrastructure CDS23003002) at Mauritiustown, Rosslare, County Wexford.

### **Decision**

**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

## Reasons and Considerations

1. Having regard to the proposed vehicular access to the site, requiring satisfactory sightlines, and the information submitted with the planning application and the appeal in relation to this access arrangement, the Board is not satisfied that the applicant has demonstrated that adequate and safe access to the proposed development can be provided. In such circumstances, it is 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 proposed 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 dwellinghouse 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 proposed development, would be prejudicial to public health, and would, therefore, be 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 dwellinghouse to be premature, as based on 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. The Board, therefore, concurred with the planning authority that the development, as proposed, would be prejudicial to public health.



---

**Liam Bergin**

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

Dated this 28<sup>th</sup> day of 8-12 2024.