



An  
Bord  
Pleanála

**Board Order**  
**ABP-319004-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20231481**

**APPEAL** by Brian Kehoe of Donaghers Lane, Prosperous, County Kildare against the decision made on the 31<sup>st</sup> 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 associated and auxiliary site works (connection to Irish Water Infrastructure CDS23004223) at Whitehouse, 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 Board did not concur with the Inspector's conclusion regarding the availability of services. The Board noted the 'amber' status of the wastewater treatment plant and that the plant does not consistently meet the requirements of the Environmental Protection Agency Wastewater Discharge License.

The Board concurred with the planning authority that it has not been demonstrated that capacity exists in the wastewater treatment plant for the proposed development. From the planning authority's report on file, it is evident that a Combined Approach Assessment is required to establish that the proposed development would not be prejudicial to public health but that Combined Approach Assessment has not been completed. The proposed development is, therefore, considered premature as it may be prejudicial to public health.

In not agreeing with the Inspector's recommendation, the Board were mindful that the absence of the necessary information on file prevented the Board from concluding that it was appropriate to grant permission, given the possible Environmental and Health implications of such a decision.



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**Liam Bergin**

**Member of An Bord Pleanála**

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

**Dated this 23<sup>rd</sup> day of December 2024.**