



An
Bord
Pleanála

Board Order
ABP-319072-24

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 20231525

APPEAL by Rosie Nolan of Old Farmhouse, Hayestown, County Wexford against the decision made on the 7th day of February 2024 by Wexford County Council to refuse permission.

Proposed Development: Permission for the proposed erection of a fully serviced dwelling house together with access and parking, and associated and auxiliary site works (connection to Irish Water infrastructure CDS22006863), 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

Based on the available information, the proposed development would be premature having regard to the existing deficiencies in the Rosslare Strand Wastewater Treatment Plant, and the period within which this constraint may reasonably be expected to cease. The proposed development would be contrary to policy objective WW01 of the Wexford County Development Plan 2022-2028 which requires that all wastewater generated is collected, treated and discharged after treatment in a safe and sustainable manner. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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 had not been demonstrated that capacity exists in the wastewater treatment plant for the proposed development and that there is no evidence on file that a Combined Approach Assessment has been completed. Therefore, the proposed development is considered premature as it may be prejudicial to public health.



Liam Bergin

Member of An Bord Pleanála

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

Dated this 14th day of December 2024.