



An
Bord
Pleanála

Board Order
ABP-319539-24

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Application for Substitute Consent by Cashwood Poles Limited care of BPS Planning and Development Consultants Limited of PO Box 13658, Dublin in accordance with section 177E of the Planning and Development Act, 2000, as amended by the insertion on section 57 of the Planning and Development (Amendment) Act, 2010, as amended.

Application re: The development consists of the regularisation of existing stables with ancillary services, including, open sand arena, horse waler, dungstead, feed storage silo, staff canteen, toilet and sewage facilities at Ballycrystal E.D., Rossard, County Wexford.

Decision

The Board, in accordance with section 177K of the Planning and Development Act, 2000, as amended, decided to **REFUSE** substitute consent based on the Reasons and Considerations set out below.

Reasons and Considerations

1. The Board is not satisfied on the basis of the information submitted that it has been demonstrated that the surface water and wastewater arrangements in place are sufficient and in accordance with the required standards to serve the development proposed for regularisation. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.
2. The Board has identified a number of deficiencies in the information submitted with the application and it has not therefore been possible for the Board to complete an Appropriate Assessment of the development and ascertain beyond reasonable scientific doubt that the proposed development either individually or in combination with other plans and projects would not adversely affect the integrity of European Sites: the Blackstairs Mountain Special Area of Conservation (site code: 000770) and the Slaney River Valley Special Area of Conservation (site code: 000781).

3. The proposed development is located along a minor road which is inadequate in width and alignment, and it has not been demonstrated that adequate sight distances can be achieved within the applicant's landholding at the entrance to serve the development proposed for regularisation. Neither has it been demonstrated that adequate measures have been undertaken to prevent surface waters entering onto the local road network in accordance with the required standards set out in the Wexford County Development Plan 2022-2028 (Volume 2, Section 6.2.6 Development Management Manual). As such, it has not been demonstrated that the proposal would not endanger public safety by reason of traffic hazard, and it would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 11th day of June 2025.