

An  
Coimisiún  
Pleanála

Commission Order  
ABP-319540-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 2023/0754**

**Appeal** by Tom Kealy care of Dean Design of The Mill House, Dunleckney, Bagenalstown, County Carlow against the decision made on the 22<sup>nd</sup> day of March, 2024 by Wexford County Council to refuse permission.

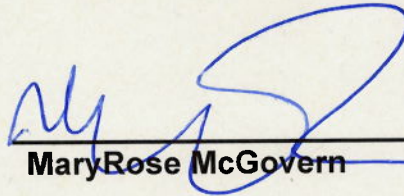
**Proposed Development:** Construction of a single storey dwellinghouse, garage, new site entrance, connect to public services, and all ancillary site works and services, all at Mauritiustown, Rosslare, County Wexford.

**Decision**

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

## Reasons and Considerations

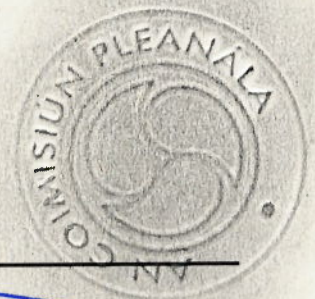
Having regard to the Wexford County Development Plan 2022-2028 and the Uisce Éireann Wastewater Capacity Register, and noting that the proposed development proposes to connect to the Rosslare Strand Wastewater Treatment Plant, which does not consistently meet the requirements of its Environmental Protection Agency wastewater discharge licence, and which has an 'amber' status demonstrating a constrained capacity where overloading of the facility may occur, it is considered that where certainty of available capacity to facilitate the proposed development cannot be demonstrated, and in the absence of a completed 'combined approach' assessment to demonstrate that the proposed development would not be prejudicial to public health, or potentially cause an adverse impact on the receiving environment, the proposed development would be premature due to the deficiency of the wastewater treatment facility to serve the proposed development, and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Mary Rose McGovern**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**



Dated this 16<sup>th</sup> day of July 2025.