



An
Bord
Pleanála

Board Order
ABP-319593-24

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 23755

APPEAL by Christiane and Michael Hanrahan care of BPS Planning and Development Consultants of Ballinatone Lower, Greenan, Rathdrum, County Wicklow against the decision made on the 28th day of March, 2024 by Wicklow County Council to grant subject to conditions a permission to Anthony Crimmins care of Alphaplan Design of Suite 14, Block 1, Broomhall Business Park, Rathnew, County Wicklow.

Proposed Development: Proposed 85 square metres extension to 40 square metres cottage, wastewater treatment system to EPA standards and all associated site works at Killiskey, Ashford, County Wicklow.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. In the absence of adequate documentation submitted with this application in relation to the site's suitability for the proposed on-site effluent treatment system and polishing filter, it is considered that the proposed development would be prejudicial to public health and would pose a significant risk to groundwaters and surface waters. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. In the absence of adequate documentation submitted with this application in relation to proposed on-site drainage and the extent of flood plain within the subject site's boundary along with the site's location and proximity to an adjoining watercourse, and on the basis of the submissions made in connection with the planning application and appeal, the Board is not satisfied that the proposed development would not give rise to an increased risk of flooding of the site or of property in the vicinity. The proposed development would, therefore, be prejudicial to public health and safety, would be contrary to policy objective CPO 14.10 of the Wicklow County Development Plan 2022-2028 and 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 4th day of *March* 2025.