

An
Bord
Pleanála

Board Order
ABP-319820-24
(ABP-309682-21)

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 20201583

APPEAL by Thomas and Sarah Yennusick of Luí Greine, Oulartleigh, Glenbrien, Enniscorthy, County Wexford against the decision made on the 17th day of February, 2021 by Wexford County Council to refuse permission.

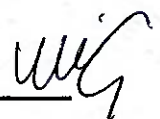
Proposed Development: Permission for retention of (a) existing mobile homes, (b) existing biocrete wastewater treatment system, and (c) all associated ancillary site works including provision of bored well water supply. Permission for (a) erection of a serviced dwellinghouse and domestic garage/store, and (b) installation of a tertiary level polishing filter including all ancillary site works, at Oulartleigh, E.D, Ballyhuskard, Glenbrien, Enniscorthy, County Wexford.

Decision

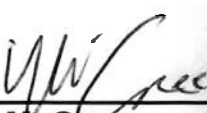
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the location of the site in an area designated as Rural Area Under Strong Urban Influence in the Wexford County Development Plan 2022-2028, and Objective SH40 of the development plan which states that it shall be an objective of the planning authority to strictly control individual rural housing in the open countryside in areas that are reaching their carrying capacity in terms of effluent treatment capacity, visual amenity and/or roads carrying capacity in accordance with the requirements set out in Table 4.6 and the associated definitions and notes and subject to compliance with normal planning and environmental criteria and the relevant development management standards, and also having regard of all of the documentation submitted by the applicant with the application and subsequent appeal, the Board is not satisfied that the applicant has provided sufficient justification for a housing need to live in this specific rural area, notwithstanding the submission of specific information relating to the health circumstances of the intended occupants of the dwelling, or that the applicant's housing need cannot be satisfied in an existing authorised property or a serviced settlement. In the absence of a sufficient justification for the development of a new dwelling and associated services in this rural area under strong urban influence, it is considered that the proposed development would contravene Objective SH40 of the development plan, would contribute to the development of random rural housing, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, and would be likely to set a precedent for other non-location specific housing in this rural area. The proposed development and the development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.



2. Having regard to the soil and poor underlying drainage conditions on site, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system, and comprising primary, secondary and tertiary filtration. It is considered, therefore, that the proposed development would be prejudicial to public health and contrary to the proper planning and sustainable development of the area.



Liam McGree

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this *28* day of *JANUARY* 2025.