



An  
Bord  
Pleanála

**Board Order**  
**ABP-321668-25**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 24/423**

**APPEAL** by Fran Dooley care of Ashford Property Services of 3 The Square, Ashford, County Wicklow against the decision made on the 10<sup>th</sup> day of December, 2024 by Wicklow County Council to refuse permission.

**Proposed Development:** Retention of (1) Change of use from farm building to residential use (180.0 square metres), (2) extension to rear of building (49.0 square metres), (3) Wastewater treatment system and percolation area, (4) bored well, (5) existing entrance and access road to family home and surrounding land and building, and (6) all associated site works at Mount Wood, Corsillagh, Newtownmountkennedy, County Wicklow.

## **Decision**

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

## Reasons and Considerations

Having regard to objective CPO 13.16 of the Wicklow County Development Plan 2022-2028, to the submissions made in connection with the application and the appeal, and in the absence of the submission of a detailed appraisal of the site, including site specific ground investigations to determine the suitability of the site for the safe disposal and treatment of effluent from the development proposed to be retained, the Board is not satisfied that effluent generated by the development can be satisfactorily treated and disposed of on-site without risk to groundwater. The development proposed to be retained would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.



*Marie O'Connor*

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**Marie O'Connor**

**Member of An Bord Pleanála**

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

**Dated this 19 day of May 2025**