



An
Bord
Pleanála

Board Order
ABP-321723-25

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/1301

Appeal by Muireann Brennan care of Ian Doyle, Planning Consultant of Woodleigh, Cornwall, Killurin, Enniscorthy, County Wicklow against the decision made on the 7th day of February, 2023 by Wicklow County Council to refuse a permission for the proposed development.

Proposed Development: Retention of packaged wastewater treatment system, percolation area, existing well and alterations to existing agricultural building at Sheilstown, Knockananna, County Wicklow.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to Strategic Objective Section 9.6, which includes facilitating diversification of the agricultural economy through the support of appropriate alternative farm enterprises, and CPO 9.37 and CPO 9.38 of the Wicklow County Development Plan 2022–2028, and the nature of the development to be retained associated with agricultural use, which would generate limited vehicle movements, it is considered that, subject to compliance with the conditions set out below, the subject development would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health, and would be acceptable in terms of traffic safety and convenience. The subject development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application and as amended on appeal dated 24th day of February, 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The agricultural shed shall be used for agricultural purposes only and shall not be used for human habitation or any commercial purpose other than a purpose incidental to agricultural practices, whether or not such use might otherwise constitute exempted development.

Reason: In the interest of clarity and having regard to the submitted particulars with the application and as subsequently changed/clarified with the appeal.

3. The developer shall ensure that a clean, potable water supply is provided which complies with the EU (Drinking Water) Regulations, SI 122 of 2014 as amended. A map showing the location of the supply borehole shall be submitted to the planning authority.

Reason: In the interests of public health and proper planning.

4. The wastewater treatment system shall be maintained in accordance with the details submitted to the planning authority and in accordance with the requirements of the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2021.

Reason: In the interests of public health and the protection of the environment.



Declan Moore

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

Dated this 26th day of MAY 2025