



An  
Coimisiún  
Pleanála

Commission Order  
ABP-322426-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20241204**

**Appeal** by John and Ciara Meenagh care of Molloy Architecture and Design Studio of 22 McCurtain Street, Gorey, County Wexford against the decision made on the 4<sup>th</sup> day of April 2025, by Wexford County Council to refuse a permission for the proposed development.

**Proposed Development:** Permission to make amendments to existing dwelling with services previously granted under Wexford County Council planning register number: 20053273 which will consist of the following: (a) to revise existing boundaries, subdividing the site to accommodate development proposals lodged under a separate planning application; (b) to relocate and upgrade existing wastewater treatment system to Environmental Protection Agency standards and (c) to make alterations to the previously granted entrance bay to form a dual entrance bay for use with the proposed development referred to above at (a), all with ancillary works, boundary treatments and hard and soft landscaping at Coolgreany, County Wexford.

## **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 the status of Coolgreany as a Level 3b Strategic Settlement within 'Table 3-2 County Wexford Settlement Hierarchy' of the Wexford County Development Plan 2022-2028, to section 3.6.4 of the aforementioned plan, which notes that there is a strategic imperative to prioritise the development of these villages, to Objective TV36, which promotes the application of a more flexible approach to development management standards, and the fact that the proposal accords with the Environmental Protection Agency's Code of Practice, 2021, it is considered that the proposed development is acceptable in terms of public health, would not result in a traffic hazard, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to the planning authority on the 12<sup>th</sup> day of March 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2.
  - (a) The proposed entrance to the site shall be located at the point on the roadside frontage indicated in the details submitted to the planning authority on the 12<sup>th</sup> day of March 2025.
  - (b) Sightlines shall be as detailed on the layout drawings received by the planning authority on the 12<sup>th</sup> day of March 2025. Sightlines shall be maintained unobstructed, and the nearside road edge shall be visible over the entire sight distance.

**Reason:** In the interest of traffic safety and visual amenity.

3.
  - (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

- (b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

**Reason:** In the interest of traffic safety and to prevent flooding or pollution.

4. (a) The septic tank/wastewater treatment system including polishing filter hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with the application on the 1<sup>st</sup> day of October 2024 and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent  $\leq 10$ )" Environmental Protection Agency, 2021.
- (b) Treated effluent from the septic tank/wastewater treatment system shall be discharged to a percolation area/polishing filter which shall be provided in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent  $\leq 10$ )" – Environmental Protection Agency, 2021.
- (c) Within three months of the works being complete, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

**Reason:** In the interest of public health and to prevent water pollution.

5. The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

- (a) the reinforcement/establishment of a hedgerow along all side and rear boundaries of the site, and
- (b) planting of trees at intervals along the boundaries of the site.

Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

  
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**Mary Henchy**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this 26<sup>th</sup> day of August 2025.