



An
Coimisiún
Pleanála

Commission Order
ABP-322428-25

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 20241206

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 4th day of April 2025, by Wexford County Council to refuse a permission for the proposed development.

Proposed Development: Erect a two-storey dwelling house with services, and to construct a vehicular access way and dual entrance bay by upgrading and altering the existing singular vehicular access serving the dwelling previously granted under Wexford County Council planning register number: 972026, to construct a domestic garage, all with ancillary works, boundary treatments, 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 the proposed development 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 12th 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. External finishes to the proposed development shall be in accordance with the details received by the planning authority on the 1st day of October 2024.

Reason: In the interest of visual amenity.

3. (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 12th day of March 2025.

(b) Sightlines shall be as detailed on the layout drawings received by the planning authority on the 12th 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.

4. The garage shall not be used for human habitation, commercial use, industrial use or for any other purpose other than a purpose incidental to the enjoyment of the dwelling.

Reason: In the interest of orderly development.

5. (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.

6. Prior to the commencement of development, the developer shall enter into a Connection Agreement with Uisce Éireann to provide for a service connection to the public water supply network.

Reason: In the interest of public health and to ensure adequate water facilities.

7. (a) The 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 1st 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 ≤ 10) Environmental Protection Agency, 2021.
- (b) Treated effluent from the 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 ≤ 10)" – Environmental Protection Agency, 2021.

- (c) Within three months of the first occupation of the dwelling, 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.

- 8. All service cables associated with the proposed development, such as electrical, telecommunications and communal television, shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

9. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Mary Henchy

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

Dated this

28th day of Aug

2025.