

An
Coimisiún
Pleanála

Commission Order
ABP-322762-25

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 20241476

Appeal by Angela Brennan of Radharr, Rossard, Bunclody, County Wexford against the decision made on the 23rd day of May 2025, by Wexford County Council to grant, subject to conditions, a permission to Elizabeth Kenny care of Aidan Nolan Planning and Design of Asquinton, Enniscorthy, County Wexford in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of bedroom extension to side of existing dwelling and permission for upgrade of percolation area to Environmental Protection Agency's Code of Practice together with all ancillary site works at Ballyprecas, Bunclody, 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 information submitted with the planning application and the appeal, and the nature and scale of the proposed development and the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would be in accordance with the development standards set out in the Wexford County Development Plan 2022-2028, would not seriously injure the visual or residential amenities of the area, would be acceptable in terms of public health, and 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, as amended by the further plans and particulars received by the planning authority on the 1st day of May 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.

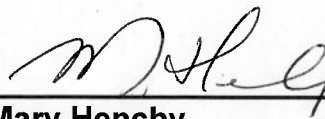
Reason: In the interest of clarity.

2. (a) The septic tank/wastewater treatment system, including a new percolation area, shall be installed in accordance with the recommendations included in the site characterisation report submitted with the planning application 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.

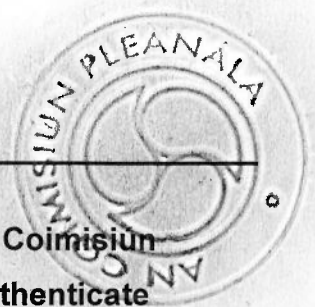
- (b) Treated effluent from the septic tank/wastewater treatment system shall be discharged to a percolation area which shall be provided in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.
- (c) Within six months of the date of this Order, the developer shall submit a report to the planning authority from a suitably qualified person, with professional indemnity insurance, certifying that the septic tank/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.



Mary Henchy

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



Dated this *16th* day of *October* 2025.