

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 20251652W

APPEAL by Vincent Staples against the decision made on the 11th day of February, 2026 by Wexford County Council to grant subject to conditions a permission to Tom Kealy.

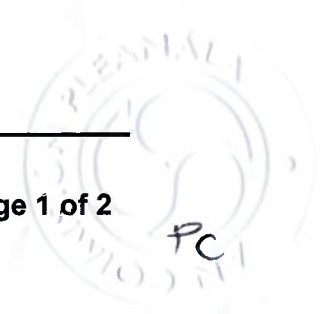
Proposed Development: Permission to construct a dwellinghouse and a domestic garage, new site entrance and access road surface upgrade with connection to main services (foul, storm and water) and all associated site works at Mauritiustown, Rosslare, County Wexford.

Decision

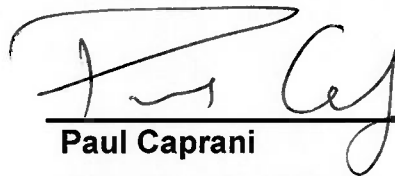
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the Wexford County Development Plan 2022-2028 and the Uisce Éireann wastewater treatment capacity register, and noting that the proposed development proposes to connect to the Rosslare Strand



wastewater treatment plant, which does not consistently meet the requirements of its Environmental Protection Agency wastewater discharge licence, and which has an 'amber' status demonstrating a constrained capacity where overloading of the facility may occur, it is considered that where certainty of available capacity to facilitate the proposed development cannot be demonstrated, and in the absence of available information in relation to a 'combined approach' assessment to demonstrate that the proposed development would not be prejudicial to public health, or potentially cause an adverse impact on the receiving environment, the proposed development would be premature by reference to the deficiency of the wastewater treatment facility to serve the proposed development, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 28th day of September 2026