



An
Bord
Pleanála

Inspector's Report

ABP 322262-25

Development

Alterations and extensions to existing house (including part demolition of existing extensions), erection of domestic garage, upgrade of existing sewerage system and installation of new treatment plant, new splayed entrance and associated site works.

Location

Ballymoney Upper, Courtown, Gorey.
Co. Wexford.

Planning Authority

Wexford Co. Council.

Planning Authority Reg. Ref.

20250080.

Applicant(s)

Millie Brennan.

Type of Application

Permission.

Planning Authority Decision

To Refuse Permission.

Type of Appeal

First Party.

Appellant(s)

Millie Brennan.

Observer(s)

None.

Date of Site Inspection

June 7th, 2025.

Inspector

Breda Gannon

1.0 Site Location and Description

- 1.1. The site is located within the village of Ballymoney, a small settlement c.7km northeast of Gorey in Co. Wexford. It is positioned close to the junction of Sea Road and Ballymoney Road and its front boundary is formed by a low wall with a small pedestrian gateway. There are two vehicular entrances one to the north and one to the south of the house.
- 1.2. The site accommodates a single dwelling house which is one and a half storey in scale. The house has an entrance porch to the front and three dormer windows in the front elevation. It has a dash finish, slate roof and brick chimneys. To the rear there are later extensions and a traditional barn structure, with steps providing access to the loft.
- 1.3. The public road forms the eastern boundary of the site. To the north a wooden fence separates the site from the adjoining residential developments. A sod fence forms part of the western site boundary which separates the site from dwellings located at a lower elevation. The remainder of this boundary is formed by the buildings/structures associated with the adjacent building which operates as a convenience store.
- 1.4. The settlement is primarily residential in character with small groups of houses interspersed with detached dwellings on larger sites and ribbon development along the approach roads. Ballymoney Beach to the east is accessed via Sea Road opposite the site.

2.0 Proposed Development

- 2.1. The proposal as described in the public notices submitted with the application proposed the following:
 - alterations and extensions to the existing house (including part demolition of existing extensions)
 - erection of domestic garage,

- upgrade of existing sewerage system and installation of new treatment plant, new splayed entrance, and
- all associated site works.

- 2.2. The proposal involves the demolition of parts of the existing house (c 15 m²) to the north and south. The existing house to be retained would equate to an area of 78 m² and a double height space would be provided.
- 2.3. The proposed new extensions (170 m²) would be positioned to rear (west) of the house. Part of the footprint of the existing dwelling would be incorporated within a flat roofed structure to the north side of the dwelling. It would be finished in a white brick finish.
- 2.4. The two-storey extension immediately to the rear of the existing house would be connected via a single-storey link hallway. The new extension with a ridge height of 6.7m would exceed the height of the existing dwelling. It would be finished in a plaster finish with a natural tile roof. To the rear an entrance atrium would provide linked access to a single storey extension which would have a Cedar cladding finish, and a black metal clad pitched roof.
- 2.5. The proposed garage which would have a floor area (c 25m²) would be located to the southwest side of the house as a standalone structure. It would have a ridge height of 4.087m and would have a plaster/white wash or equivalent finish with a natural tile roof covering.
- 2.6. The existing septic tank on the site would be decommissioned and replaced with a new treatment system located to the rear of the site.
- 2.7. The application is supported by a Site Suitability Assessment for Wastewater Treatment Report.

3.0 Planning Authority Decision

3.1. Decision

The planning authority decided to refuse permission for the development for the following reason:

‘The proposed development would result in a significant intensification on a small site having regard to the additional generation of effluent to be treated with a private wastewater treatment plant in an existing built-up area with poor soil conditions. The development is therefore considered to be prejudicial to public health and the proper planning and sustainable development of the area’.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The Planning Officer’s report of 12/3/25 considers that the proposed extension is acceptable in principle. Whilst it has a floor area that exceeds that of the existing house, the extension is in keeping with the character of the area. The proposed domestic garage does not exceed 80m² in floor area and has a ridge height of 5m or less. The design is in keeping with the design of the main house. Suitable plans have been submitted which identify the necessary planting to promote biodiversity on 20% of the site.

Sightlines of 65m are required for this development and are available. It is proposed to upgrade the existing entrance and provide a new splay area which is acceptable to the Roads Section.

There is an existing connection to the public mains water supply. A feasibility letter would be required from Irish Water for the additional loading. Storm water attenuation is proposed and is considered acceptable.

Having regard to the previous planning history of the site and the poor soil conditions in the area, it is considered that the proposal would result in an intensification of development on a small site which would be prejudicial to public health and the proper planning and sustainable development of the area.

3.2.2. Other Technical Reports

Roads Section: No objection subject to conditions.

Environment: Refusal is recommended in line with the previous refusal (20241178) on the basis that the proposal would result in the intensification of development on the site in an area with existing environmental pressures and poor soil conditions.

3.3. Prescribed Bodies

None.

3.4. Third Party Observations

None.

4.0 Planning History

20241178: Permission refused for alterations and extensions to the existing house on the site (to form a new dwelling house to the rear), including part demolition of existing extensions and proposed erection of a domestic garage, reuse of the existing dwelling house as a self-contained living unit for a family member (granny flat or parents) auxiliary to the main dwelling house, upgrade of existing sewerage system and installation of a new treatment plant. The application was refused for a similar reason as that cited in the current application.

20231423: Permission refused for the demolition of existing dwelling and outbuilding on the site and for the construction of 2 no. dwellings, effluent treatment systems and associated works. The reasons for refusal related to unacceptable intensification of the use of the existing site, inappropriate design, removal of vernacular building contrary to Table 4.7 of the development plan and road safety.

4.1. Policy Context

4.2. Development Plan

The operative development plan is the **Wexford County Development Plan 2022-2028**. Under the Core Strategy (Chapter 3) Ballymoney is identified as a Level 5 Small Village (Category 2) settlement. These are small scale villages with limited infrastructure. The development approach for these villages is set out in Section 3.6.6. which focuses on the importance of safeguarding their continued existence into the future and to ensure growth is encouraged and facilitated in a sustainable manner.

Table 4.7 of the Plan sets out the guiding principles and criteria relating to the refurbishment and replacement of vernacular dwellings.

Volume 2 contains the **Development Management Manual**, and the following sections are relevant to the subject proposal:

Section 3.2: Domestic Garages/stores,

Section 3.4: Extensions to Dwelling Houses

Section 6.2.6: Siting and Design of Access/Egress points, and

Section 8.3: Wastewater.

4.3. Natural Heritage Designations

4.3.1. The site is not located within or proximate to any European sites. There are a number of sites at varying distances in the wider vicinity which include the following:

- Slane River Valley SAC (000781), located west of Gorey.
- Kilpatrick Sandhills SAC (001742) located along a section of coastline to the northeast.
- Cahore Polders and Dunes SAC (0007000) located along the coast to the southeast.
- Kilmuckridge-Tinnabeara Sandhills SAC (001741), a coastal site to the southeast.
- Cahore Marshes SPA (004143) to the southeast.

4.4. EIA Screening

The development is not of a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended. No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix 1 of this report.

5.0 The Appeal

5.1. Grounds of Appeal

The following summarises the grounds of appeal.

- Previous applications on the site (20231423 & 20241178) were refused on the grounds that the development would result in intensification of the site in an area with poor soil conditions and existing environmental pressures.
- The assessment undertaken by the environment section on both applications which reached this conclusion is devoid of any technical evaluation of the proposed development.
- There is no basis for the planning authority's assessment that the proposed development constitutes '*an intensification*' of the site and no technical assessment or data is provided to substantiate the statement that the area is experiencing '*environmental pressure or poor soil conditions*'.
- While it is accepted that one of the initial proposals to demolish the existing dwelling on site and provide two dwellings served by two sewerage treatment systems did represent overdevelopment of a restricted site, the current proposal includes one sewerage treatment system only. The proposed site with an area of 0.22ha is in excess of the minimum requirements to accommodate a private wastewater treatment system. The development proposes one dwelling only with an effluent treatment system.
- The existing dwelling on the site has 3 no. bedrooms and the proposed extension and refurbishment of the existing dwelling as proposed will result in 4 no. bedrooms, one of which will be a guest bedroom. The addition of a single guest room does not constitute an intensification in terms of wastewater generation.
- Additional loading in terms of effluent as result of the proposed development represents a marginal increase over that of the existing house. An increase in overall floor area does not result in a commensurate increase in the total loading to the effluent treatment system.

- The proposal represents a significant improvement in terms of wastewater treatment for the site over that existing and includes an upgrade of the sewerage treatment facility which is considered an environmental gain.
- Ballymoney Strand is a pNHA and is located 1.3km east of the site. There is no hydraulic link between the site and the pNHA. Both the Environment Report and the Planner's report reference the potential for the discharge to ground water to impact on blue flag beaches (Ballymoney Strand) as a justification for refusing the proposed development and that previously refused under Reg Ref No 20241178. It is noted that all three applications on this site were subject to AA screening by Wexford Co. Council and all three screened out the likelihood of impact.
- On the basis of the submitted Site Suitability Assessment for Wastewater Treatment there is no technical justification for the planning authority's conclusion that the proposed development poses any risk to ground water, or the blue flag beach located 1.3km from the site.
- The siting, design and installation of the wastewater treatment system is in accordance with the EPA Code of Practice 2021. The application is accompanied by a Site Suitability Assessment carried out by a suitably qualified and approved Site Assessor. The design and layout of the wastewater treatment system meets all the separation distances required by the code of practice.
- In response to the planning authority's decision to refuse permission an alternative system based on a drip dispersal system comprising a 326 m² percolation area, which far exceeds the manufacturers minimum required 96 m². The drip system is an option for all soil types (details submitted). The Board is requested to condition the application accordingly should it consider that the drip dispersal system is preferred over that initially proposed.
- The design of the proposed extension is considered acceptable by the planning authority and is in compliance with the criteria set out in Section 3.4 (Development Management Manual) of the development plan regarding extensions to dwellings.

5.2. Planning Authority Response

No response to the grounds of appeal was submitted by the planning authority.

5.3. Observations

None.

6.0 Assessment

6.1. Introduction

6.1.1. Having examined all the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the reports of the local authority, and having inspected the site, and having regard to the relevant local policies and guidance, I consider the substantive issue to be considered in this appeal relates to the following:

- Principle of the development.
- Design and impacts on the visual amenities of the area.
- Residential amenity.
- Site drainage,
- Road safety, and
- Appropriate Assessment

6.2. Principle of the development

6.2.1. The proposal is to renovate and extent the existing house on the site. It would bring it back into active residential use and up to modern day standards. Due to its location within the settlement footprint and within the centre of the village, it accords with the development plan provisions to consolidate such settlements. I would, therefore, accept that the proposed development is acceptable in principle in this location subject to compliance with standard planning practice and the proper planning and sustainable of the area.

6.3. Design and impacts on the visual amenities of the area

- 6.3.1. There are specific requirements for the protection and restoration of vernacular dwellings in the development plan (Table 4.7). The proposal is for the restoration and extension of an existing 'habitable' dwelling which is 'substantially intact'. Under the provisions of the development plan its restoration must be in keeping with the original character of the house, without the necessity for significant demolition and alterations. The remaining character and original historic fabric of the structure must be retained using traditional construction methods and materials.
- 6.3.2. The proposed development would result in the sensitive restoration of the existing house. The works would involve some demolition, but this would be small in scale (15m²). The most significant impact would occur along the front facade associated with the removal of a section of the first floor, pitched roof and dormer window and its replacement with a flat roofed single-storey roof structure. While no specific reasons have been given for the part demolition of this section of the dwelling, the majority of the original house, its historic fabric would be maintained resulting in a development which retains its character, symmetry and vernacular features.
- 6.3.3. The most significant works will occur to the rear of the dwelling which will significantly increase the floor area of the dwelling. The development plan includes specific requirements regarding extensions to vernacular dwellings (Table 4.7). These include that the extensions must be proportionate in scale and visually subservient to the house while allowing sufficient accommodation to function as a modern dwelling.
- 6.3.4. While the ridge level of the two-storey extension would be higher than the original dwelling, due to the composite of structures, the variations in design, finish and roof profiles, I consider that the development is capable of being effectively assimilated within the site, without significant impacts on the character of the existing house. I consider that the overall design has successfully integrated the contemporary features of the new build with the vernacular architecture of the existing house, without compromising the character of the original dwelling. I note that the planning authority did not raise any issues regarding the design of the building, considering its overall scale and mass to be acceptable.

6.3.5. I would therefore conclude that the proposed development would be acceptable in terms of design and scale and would not detract from the character of the vernacular structure or the visual amenities of the area

6.4. Residential amenity

- 6.4.1. There will be no significant adverse impacts on the amenity of adjacent residential properties arising from overlooking or overshadowing. Although the site is at a marginally higher elevation the separation distances to the site boundaries minimises the potential for significant adverse effects. At ground floor level any potential overlooking impacts would be mitigated by distance and the proposed planting along the southwest and northern site boundaries. The windows in the first-floor extension serve bedrooms and with a distance of in excess of 25m to adjacent properties, no significant impacts on the privacy of these dwellings would arise. Although the southern elevation is c 10m from the boundary it faces towards the boundary wall and blank gable of the adjacent property.
- 6.4.2. The renovation and extension of the existing dwelling coupled with the retention of a substantial area of private open space around the house on site will result in a satisfactory level of amenity afforded to future residents of the house.
- 6.4.3. I accept that the proposal is substantially in compliance with the criteria set out in Section 3.4 of the Plan (Extensions to Dwellings) in terms of its scale and position within the site, which would not adversely impact on the amenities of adjoining properties, would not be unduly visually dominant and would not impact on the development potential of adjacent sites.
- 6.4.4. The proposed garage (25m²) would be positioned in the southwest corner of the site. It would be largely concealed from properties to the south and west by proposed planting. The proposal is compliant with the standards of the development plan (Section 3.2) in terms of floor area, height, external plaster finish and natural roof slates/tiles which would tie in with the finishes of the proposed dwelling. Its future use can be effectively controlled by condition. I would, therefore, conclude that no adverse impacts would arise from the proposed garage on neighbouring property.

6.5. Site drainage

- 6.5.1. This is the third application on the subject site. The first application (20231423) proposed 2 no. dwellings served by individual wastewater treatment systems. The second application (20241178) proposed the extension of the house to be used as a dwelling served by a treatment plant, and the reuse of the existing dwelling as a granny flat with an upgraded sewerage system. Effectively, both proposals included two dwelling units served by separate treatment systems within the site. Both applications were refused permission on the basis of unacceptable intensification of the use of the site of 0.22ha and a high probability of site failure.
- 6.5.2. The current proposal differs in that the proposed development is intended as a single-family residence. The proposal is to decommission the existing septic tank on the site and replace it with a new treatment system. The application is supported by a site suitability assessment.
- 6.5.3. The trial hole was excavated to a depth of 3m and the water table was established at 2.7m. Bedrock was not encountered and no mottling was evident. The percolation tests results revealed a surface percolation value (PVS) of 50 and a subsurface value (PVSS) of 83. There are no watercourses/drains on or in the vicinity of the site and at the time of inspection there was no evidence of ponding or vegetation indicating poor drainage. The potential target at risk is groundwater.
- 6.5.4. The site is underlain by a Regionally Important Aquifer-Fissured Bedrock (Rf) with a 'Low' permeability rating. The Groundwater Protection Response is R1, which suggests that the site is suitable for an onsite treatment system subject to normal good practice. A tertiary treatment plant is proposed comprising a Bio-Crete secondary treatment system with effluent pumped to a tertiary infiltration area prior to discharge to ground. It is recommended that the infiltration area be laid on 1690mm imported soils with a PVSS value of between 10-40, which will require intervention and percolation tests of each 300mm layer.
- 6.5.5. The site suitability assessment has been carried out in accordance with the EPA's '*Code of Practice: Domestic Wastewater Treatment Systems (2021)*'. The proposed system is designed in accordance with the Code of Practice and satisfies the distance requirements set out in Table 6. On the basis that the suitability of the site for the proposed treatment system has been established and the minimum

separation to boundaries, roads and dwellings can be complied with, I consider that foul effluent from the house can be effectively treated and discharged to ground without posing a threat to ground water quality.

- 6.5.6. The proposal is in compliance with the requirements of Section 8.3.1 of the development plan regarding the provision of private wastewater treatment system to serve an individual dwelling house. The site (0.22ha) is marginally above the minimum site area of 0.2ha and the wastewater treatment system is contained within the application site. The Site Suitability Assessment has been carried out by a suitably qualified and approved Site Assessor and the design of the system is in accordance with the EPA Code of Practice (2021).
- 6.5.7. I have reviewed the documentation relating to the current and previous applications on the site. Each is supported by a report from the Environment Section which documents the results of the trial hole and percolation test results from the applicant's site assessment. The same conclusion is reached in each report regarding the unsuitability of the site, without any assessment or evaluation.
- 6.5.8. The refurbished development results in one additional bedroom and I would concur with the view of the appellant that this does not result in a significant intensification of the site. I would also accept that the replacement of the existing septic tank with an improved system, capable of providing tertiary treatment, would provide a significant improvement in the quality of effluent discharging to ground. I note that there are no surface water connections between the site and Ballymoney Strand and accordingly no potential for impacts on the designated Blue Flag beach
- 6.5.9. Should the Board consider that the treatment system is inadequate, the appeal includes details of an alternative treatment system. The layout of the system is indicated on the revised layout plan appended to the appeal. The proposal incorporates a drip system which would discharge the secondary treated effluent higher in the soil profile, with pipes typically just below the ground surface. These systems are particularly suitable on difficult sites with a high-water table, shallow soil depth and soils with inadequate percolation properties, which is not the case on the subject site.

6.5.10. It is my opinion that it has been adequately demonstrated that the effluent treatment system proposed as part of the application can adequately treat the discharge prior to discharged to ground.

6.6. Other matters

6.6.1. I consider that issue of road safety raised in the previous application (20231423) have been adequately addressed. A new splayed entrance is proposed at the location of the existing entrance on the northern side of the site frontage. I note that design and provision of adequate sightlines is to the satisfaction of the Roads Section and in compliance with the requirements of Section 6.2.6 of the Plan (Siting and Design of Access/Egress Point). The existing pedestrian access would be retained and the footpath extended along the entire site frontage, which will improve pedestrian linkages along this side of the road within the village. I do not consider that there are any outstanding matters in this regard.

6.7. Appropriate Assessment.

AA Screening

Screening the need for Appropriate Assessment: Screening Determination (Stage 1, Article 6(3) of Habitats Directive)

I have considered the proposal for alterations and extensions to the existing dwelling (including part demolition of existing extensions), erection of domestic garage, upgrade of existing sewerage treatment plant, new spayed entrance and associated site works in light of the requirements S177U of the Planning and Development Act 2000 as amended.

The subject site is located within the settlement of Ballymoney. Co Wexford.

The proposed development comprises alterations and extension to existing dwelling, new domestic garage, effluent treatment system, new entrance and associated works.

No nature conservation matters were raised in the planning appeal.

Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.

The reason for this conclusion is as follows:

- The small scale and nature of the works proposed.
- The design and layout of the effluent treatment system
- The distance to European sites.

I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.

Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

7.0 Recommendation

- 7.1. On the basis of the above assessment, I recommend that permission be granted for the proposed development for the reasons and considerations set out below.

8.0 Reasons and Considerations

Having regard to the location of the site within the village of Ballymoney and the development plan policies to consolidate such settlements and the established use of the site for residential purposes, it is considered that subject to compliance with the conditions set out below, the proposed development would not significantly impact on the residential and visual amenities of the area, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. The proposed development would not therefore be contrary to the proper planning and sustainable development of the area.

9.0 Conditions

1.	<p>The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars received by An Bord Pleanála on the 16th day of April, 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 carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interests of clarity</p>
2.	<p>The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.</p> <p>Reason: To restrict the use of the extension in the interest of residential amenity.</p>
3.	<p>Details of the external finishes of the development, including the front boundary wall, to include details of materials, texture and colour shall be submitted to and agreed in writing with the planning authority prior to commencement of the development.</p>

	Reason: In the interests of visual amenity.
4.	<p>The proposed garage shall not be used for human habitation, commercial use, industrial use or for any other purpose other than that incidental to the enjoyment of the existing dwelling.</p> <p>Reason: In the interests of orderly development and the protection of residential amenity.</p>
5.	<p>Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, as amended, and any statutory provisions replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations, shall be erected on the site, without a prior grant of planning permission.</p> <p>Reason: In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the dwelling.</p>
6.	<p>The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with the planning authority, prior to any development taking place on the site. The scheme shall include the following:</p> <p>(a) a plan to scale of not less than [1:500] showing-</p> <ul style="list-style-type: none"> • Existing trees and hedgerows specifying which are proposed for retention as features of the site landscaping, • The species, variety, number, size and locations of all proposed trees and shrubs which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel beech or alder, and • A timescale for implementation. <p>All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of 5 years from the completion of the development shall be replaced within the next planting season with others</p>

	<p>of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>Reason: In the interests of residential and visual amenity.</p>
7.	<p>Prior to commencement of development, the developer shall enter into a water connection agreement with Uisce Eireann.</p> <p>Reason: In the interest of public health</p>
8.	<p>All surface water generated within the site boundaries shall be collected of 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.</p> <p>Reason: To ensure adequate serving of the development and to prevent pollution.</p>
9.	<p>Full details of the proposed vehicular entrance, footpath and new boundary wall, which shall not exceed 1.2m in height, shall be submitted to and agreed in writing with the planning authority prior to commencement of the development.</p> <p>Reason: In the interests of traffic and pedestrian safety.</p>
10.	<p>Site development and building works shall be carried out only between the hours of 08.00 to 19.00 00Mondays to Fridays including, between 08.00 to 14.00 on Saturdays and not at all on Sundays and public holidays.</p> <p>Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority/</p> <p>Reason: In order to safeguard the amenities of property in the vicinity.</p>
11.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with the planning authority, prior to commencement of development. This plan shall provide details of the intended construction practice for the development, including hours of working, noise and dust</p>

	<p>management measures and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interests of public safety and residential amenity</p>
12.	<p>(a) The wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the Site Characterisation Form submitted with the application and shall be in accordance with the standards set out in the document entitled 'Code of Practice - Wastewater Treatment and Disposal Systems Serving Single House (Population Equivalent ≤ 10) Environmental Protection Agency 2021.</p> <p>(b) Treated effluent from the treatment system shall be discharged to an infiltration area and shall be provided in accordance with the standards set out in the document entitled 'Code of Practice - Wastewater Treatment and Disposal Systems Serving Single House (Population Equivalent ≤ 10) Environmental Protection Agency 2021.</p> <p>(c) Within three months of the first occupation of the dwelling, the developer shall submit a report 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.</p> <p>Reason: In the interests of public health and to prevent water pollution. .</p>
13.	<p>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. The contribution shall be paid prior to the 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</p>

	<p>planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000 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.</p>
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I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Breda Gannon
Planning Inspector

26th, June 2025

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	ABP 322262-25		
Proposed Development Summary	Alterations and extensions to existing house (including part demolition of existing extensions), erection of domestic garage, upgrade of existing sewerage system and installation of new treatment plant, new splayed entrance and associated site works.		
Development Address	Ballymoney Upper, Courtown, Gorey. Co Wexford.		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)	Yes	✓	
	No		
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes		State the Class here.	Proceed to Q3.
No	✓		Tick if relevant. No further action required
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes		State the relevant threshold here for the Class of development.	EIA Mandatory EIAR required
No	✓		Proceed to Q4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
	N/A	State the relevant threshold here for the Class of development and indicate the size of the development relative to the threshold.	Preliminary examination required (Form 2)

5. Has Schedule 7A information been submitted?		
No	✓	Screening determination remains as above (Q1 to Q4)
Yes		Screening Determination required

Inspector: _____ Date: _____