



An
Coimisiún
Pleanála

Inspector's Report

ABP-322409-25

Development

Extension of the existing house along with internal and external alterations of the existing structure. Construction of a garage with all associated site works.

Location

545 Dawn House, Ballyconnigar
Upper, Blackwater, Co. Wexford, Y21
TC03

Planning Authority

Wexford County Council

Planning Authority Reg. Ref.

20250152

Applicant(s)

Cassandra Gleeson.

Type of Application

Permission.

Planning Authority Decision

Refuse Permission

Type of Appeal

First Party

Appellant(s)

Cassandra Gleeson.

Observer(s)

None.

Date of Site Inspection

25th July, 2025.

Inspector

Aiden O'Neill.

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Appendix 1 – Form 1: EIA Pre-Screening

Appendix 2 - AA Screening Determination

1.0 Site Location and Description

- 1.1. The proposed development site is 0.36ha and is located in a rural area of Ballyconnigar Upper, c. 1.5km to the east of Blackwater village in the south-east of County Wexford. The entrance to the site is gated with a long driveway, and benefits from mature hedgerows on all boundaries. The site rises in a westerly direction. The western part of the site comprises a part two-storey detached 5-bed bungalow with a pitched roof, c. 157m² in area, and a detached part two-storey garage, c. 73.5m², with upper floor playroom, and associated hardstanding, with front and rear garden space. There are single-storey/dormer bungalows to the north, east, south and west of the site.

2.0 Proposed Development

- 2.1. Permission for development which will consist of:
- (a) A single-storey with a part-mezzanine extension (140 sq.m) to the rear/west of the existing house. Reconfiguration of the internal layout to create an additional bedroom, totalling 6 no. bedrooms. Relocation of the main entrance door to the south and north elevations, along with alterations and general refurbishment of the existing structure, including the removal of the chimney, removal of the entrance structure at the north elevation, part removal of the wall at the west elevation, closure of windows and door at east and south elevations, the addition of 2 no. rooflights, green roofs, and a balcony at the first-floor level.
 - (b) Refurbishment and extension (23sq.m) to the existing detached outhouse to the side/north of the existing dwelling, including the addition of a home office space and roof terrace; and
 - (c) The construction of a single-storey, detached garage (72 sq.m) to the east of the site. All with associated general site works.

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority decided to refuse permission on 4th April, 2025 for 4no. reasons as follows:

1. The application site is located within a landscape designated as a 'Coastal Zone' and within a sensitive coastal landscape. It is the policy of the Council within these coastal areas to ensure that developments are appropriately designed so as to ensure they do not detract from the visual amenity of the area, are in keeping with the scale and character of the surrounding area, and that they do not present as visually obtrusive and incongruous with their setting. The proposed development, having regard to the elevated nature of the site and its relationship with the surrounding landscape and character, and to the scale, height, bulk, and range of the various roof type designs and elements of the proposed extensions and alterations to the existing dwelling and detached 'outhouse', it is considered that the proposed development would be wholly incongruous within the surrounding coastal landscape and would set an undesirable precedent for further inappropriate development is contrary to Objectives L04, L06, L07 and CZM43 of the Wexford County Development Plan 2022-2028 (as extended), and to the proper planning and sustainable development of the area.
2. It is the policy of the Council as expressed through Section 3.4 of Volume II of the Wexford County Development Plan 2022-2028 wherein it states that, 'The proposed extension must be of a scale and position on the site which would not be truly unduly incongruous with its context.' Having regard to the elevated nature of the site and the relationship with the surrounding area and character, and to the scale, height, variety of roof types and elements of the proposed extensions and alterations to the existing dwelling, it is considered that the development, and would be unduly incongruous and not integrated with the existing buildings or the site context and would appear overly dominant in the landscape within the sensitive coastal zone. The proposed development is therefore contrary to Section 3.4 of Volume II of the Wexford

County Development Plan 2022-2028 and to the proper planning sustainability of the area.

3. The proposed works to the existing garage on site and for a proposed garage are considered excessive in terms of normal domestic requirements having regard to the existing dwelling on site. Furthermore, the proposed works are non-compliant with the sizing standards prescribed within the Section 3.2 of Volume II of the Wexford County Development Plan 2022-2028 (as extended), and the existing garage structure presents as a possible two-storey structure that could facilitate a self-contained residential unit. In the absence of any justified need for same, the proposed developments are considered contrary to Section 3.2 of Volume II of the Wexford County Development Plan 2022-2028 and contrary to the proper planning and sustainable development of this sensitive coastal area.
4. Insufficient information and clarity have been submitted in respect of the wastewater treatment system for the proposed site the proposed development would therefore 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 principle of extending the existing dwelling is acceptable subject to suitably scaled design.
- The rear extension would require an extent of cut and fill to accommodate same due to the elevation of the site.
- When looking at the proposed north elevation, the dwelling transitions from a pitch roof to a flat roof to barrelled and back to flat.
- The design, albeit more appropriate than previously proposed, would still detract from the original character of the house and that the various roof designs proposed throughout the proposed extension would not be appropriate in an area of such high sensitivity.

- The garage/store structure is over two storey, over 5m in height and over maximum 80sqm in floor area. The refurbishment would feature a cantilever like extension of the first floor which would be inappropriate for the subject within the sensitive landscape, and would resemble a possible two-storey structure that could facilitate a self-contained residential unit.
- The proposed garage is 72m² in floor area and has a ridge height of 4.2m and features a pitched roof design and space for 2 no. cars.
- Taking into consideration both the storage of the 'outhouse' structure and the proposed garage, the proposed development would have approx. 111.30 sqm of storage, which would contribute towards the overdevelopment of a backland site in a highly sensitive area.
- Overall, the proposed extension and additional elements proposed would not comply with Section 3.4.
- It is considered that the proposed development would appear incongruous within the context of the landscape in which the existing dwelling and associated structures is set.
- The existing use of the 'outhouse' structure does not conform with the criteria set out in Section 3.2.
- In view of its siting, scale and design, the proposed development would detract from the character and design of the existing buildings and site and would set an undesirable precedent in this highly sensitive coastal zone.
- While the principle of extensions and alterations are acceptable, a significant reduction in ridge heights and better uniformity across all roof types and designs would need to be achieved in order to assimilate a development of such scale into the landscape.

3.2.2. Other Technical Reports

- The Environment Reports dated 7th March, 2025 and 12th March, 2025 seek further information to clarify the calculations in the Site Suitability Assessment and a revised cross section.
- The Roads Report dated 21st February, 2025 raised no technical objection.

3.3. Prescribed Bodies

None.

3.4. Third Party Observations

None.

4.0 Planning History

The following planning history applies to Dawn House, Ballyconnigar Upper, Blackwater, Wexford.:

- ABP-313817-22 (20220396) Refusal of permission upheld on 28th June, 2023 for an extension to rear/west of house, addition of rooflights and balcony at first floor level; extensions to detached store/outhouse to include home office and roof terrace; construction of a leisure pavilion to east of site; and associated site works. The reason for refusal is as follows:

Having regard to the Wexford County Development Plan 2022-2028, the elevated nature of the site, the scale, height, bulk and range of roof types of the proposed extensions, and the proposed alterations to the existing dwelling and detached stores/outhouse, it is considered that the proposed development would be incongruous and would fail to integrate with the existing buildings or the site context, and would appear overly dominant in the landscape within a sensitive coastal zone. The proposed development would be contrary to Landscape Objective L04, as provided for in Volume 1 of the Wexford County Development Plan 2022-2028, and the criteria relative to extensions, as outlined in Section 3.4 (Extensions to Dwelling Houses) of Volume 2 of the Wexford County Development Plan 2022-2028. While noting also the absence of information regarding water supply for the proposed

swimming pool, the Board considered that the proposed development would nonetheless seriously injure the residential and visual amenities of the area, would set an undesirable precedent for similar type

development, and would, therefore, be contrary to the proper planning and sustainable development of the area.

- 20140369 Retention Permission granted on 18th August, 2014 subject to conditions for an unauthorised porch and new window to existing dwelling house, entrance walls and gate as constructed and screen wall.
- 20072327 Retention Permission granted on 1st August, 2007 subject to conditions for unauthorised works carried out to a dwelling house and for the construction of a domestic garage.
- 900150 Permission granted on 2nd May, 1990 subject to conditions for the erection of a dwelling house.

5.0 Policy Context

Development Plan

The Wexford County Development Plan 2022-2028 is the applicable plan in this instance.

Table 3-2 of the Core Strategy in Volume 1 of the Plan identifies Blackwater as Level 4 Large Village. The proposed development site is located in a rural area under Strong Urban Influence as per Figure 3-1 Core Strategy Map. It is also located in a Coastal Zone as per Map 3 of Volume 1, and the Coastal Landscape Character Unit as per Map 7.1 of Volume 7.

Section 3.2 of Volume 2 of the Plan in relation to Domestic Garages/Stores states that the development of a domestic garage/store for use ancillary to the enjoyment of a dwelling house, and shall be single storey only, shall have a maximum floor area of 80m² and a maximum ridge height of 5m. The design and external finishes of the domestic garage/store shall be in keeping with that of the dwelling house. The domestic garage/store shall only be used for purposes ancillary to the enjoyment of the dwelling house.

Section 3.4 in relation to Extensions to Dwelling Houses states that the continued use of existing dwellings and the need for people to extend and renovate their dwelling houses is recognised and encouraged. Appropriate extensions to existing

dwelling houses will be considered subject to compliance with a number of criteria, including:

- The proposed extension must be of a scale and position on the site which would not be unduly incongruous with its context.
- The design and external finishes of the extension need not necessarily replicate or imitate the design and finish of the existing dwelling.
- Contemporary designs and finishes often represent a more architecturally honest approach to the extension of a property.
- The extension should not have an adverse impact on the amenities of adjoining properties through undue overlooking, undue overshadowing and/or an over dominant visual impact.
- Site coverage should be carefully considered to avoid unacceptable loss of private open space.
- It may be necessary for the on-site wastewater facilities to be upgraded as part of the development proposal.

Chapter 11 of Volume 1 identifies that the Coastal Landscape Character Unit (LCU) is sensitive to some developments. Table 11.1 notes the Sensitivity Rating for the Coastal LCU is 'High'.

Landscape Objective L04 seeks to require all developments to be appropriately sited, designed and landscaped having regard to their setting in the landscape, ensure that any potential adverse visual impacts are minimised and that natural features and characteristics of the site are retained.

LO6 seeks to ensure that developments are not unduly visually obtrusive in the landscape, in particular, in or adjacent to the Upland, River Valley, Coastal or Distinctive Landscape Character Units.

LO7 states that the development should be appropriate in scale and be sited, designed and landscaped in a manner which minimises potential adverse impacts on the subject landscape.

CZM43 seeks to adopt a presumption against development which would have inappropriate impacts on the seascape and landscape of the coastal area.

5.1. Relevant National or Regional Policy / Ministerial Guidelines (where relevant)

The National Planning Framework (NPF) First Revision, April 2025 sets out a strategy to accommodate around 950,000 additional people in Ireland between 2022 and 2040, focused on compact and sustainable growth.

The Sustainable Rural Housing Guidelines 2005 place an emphasis on sustaining and renewing rural communities.

The EPA Code of Practice 2021 for Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) establishes an overall framework of best practice in relation to the development of domestic waste water treatment systems, in unsewered areas, for protection of the environment and specifically water quality and human health.

5.2. Natural Heritage Designations

The proposed development site is located c. 0.886km to the north-west of the Seas off Wexford SPA (Site Code: 004237).

The site is c. 0.088km to the south-west of the Ballyconnigar Upper pNHA (Site Code: 000742), and 0.83km to the north of the Ballyconnigar Sand Pits pNHA (Site Code: 000741).

6.0 EIA Screening

The proposed development is not 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 report.

7.0 Water Framework Assessment

- 7.1 The subject site is located in the rural area of Ballyconnigar Upper, outside the village of Blackwater, Co. Wexford. The nearest relevant water body, the Blackwater (Wexford), code IE_SE_11B030300, the status of which is 'Moderate', is located c.0.66km downstream. The site is also located c. 0.9km upstream of the

Southwestern Irish Sea coastal water body, code IE-SE_010_0000, the status of which is also 'Moderate'.

7.2 The proposed development comprises an extension of the existing house along with internal and external alterations of the existing structure, and the construction of a garage with all associated site works.

7.3 No water deterioration concerns were raised in the planning appeal. I have assessed the proposed development of an extension of the existing house along with internal and external alterations of the existing structure, and the construction of a garage with all associated site works, and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

7.4 The reason for this conclusion is as follows:

- The nature and scale of the development proposed which includes for the installation of an on-site wastewater treatment system to current EPA standards.
- Distance from the nearest relevant water bodies, and the lack of hydrological connections.

7.5 Conclusion

I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

8.0 The Appeal

8.1. Grounds of Appeal

The First Party Appeal, which includes 4no. appendices including a Visual Impact Study and a letter from the applicant's engineer makes the following points:

- The applicant acknowledges the concern raised at pre-planning stage regarding the roof design and have explored the proposal of a barrel roof finish as suggested during the pre-planning meeting to better align with the rural character of the site while maintaining the overall design intent.
- The design approach aimed to create a harmonious integration of the proposed development within the urban context, taking into account the specific characteristics of the site and its surroundings. To achieve this, careful consideration was given to the selection of materials that would complement the existing historical structure and blend seamlessly with the immediate environment.
- The design of the proposed house embraces a traditional form that aligns with the rural setting of the local area.
- The Applicant respectfully submits that the proposed development has been carefully and sensitively designed to respect the designated Coastal Zone landscape while delivering necessary improvements to the residential living space.
- The proposed extensions are primarily located to the rear and side of the existing structures, ensuring that the principal visual frontage remains largely unchanged when viewed from the public realm.
- The site benefits from substantial natural screening, including mature hedgerows and vegetation, and the development is sited towards the rear portion of the property, making it largely invisible from the public road. A detailed landscape design and boundary treatments by a qualified professional can be conditioned to further reinforce this natural screening and ensure minimal visual impact from the public realm.

- the variety of roof types and forms employed is consistent with the vernacular architecture of rural County Wexford, avoiding monolithic massing and ensuring the proposal integrates sensitively with its landscape setting.
- The proposed development is for an extension to an existing permitted dwelling and does not represent a new standalone development or intensification of use that would set an undesirable precedent.
- The Applicant respectfully submits that the proposed development fully accords with the principles set out in Section 3.4 of Volume II of the Wexford County Development Plan 2022-2028. The design has been carefully considered to ensure that the scale, form, and positioning of the extensions are sympathetic to the existing dwelling, the site, and the wider coastal landscape.
- The footprint and massing of the extensions have been designed to avoid visual dominance. They represent a logical and proportionate expansion that is appropriate to the size of the site and its established residential use.
- The proposed development integrates with the existing buildings through the use of sympathetic forms and roof profiles.
- The Applicant is willing to revise the design to a more traditional pitched roof profile, should the Bord consider this more appropriate, provided such a revision does not compromise the functionality of the proposal.
- Although the site is elevated relative to the coastline, the careful siting of the extensions to the rear, combined with the existing boundary vegetation, ensures that the development does not present as visually obtrusive or unduly dominant. The proposed development does not break the skyline from key public viewpoints and maintains the overall low-lying character typical of rural dwellings in coastal Wexford.
- Section 3.4 requires that extensions must not be unduly incongruous with their context. The Applicant submits that the proposed extensions are proportionate, integrated, and appropriately designed for their setting, consistent with the policy requirements.

- The Applicant respectfully submits that the proposed works to the existing garage and the new garage structure are fully consistent with the domestic requirements of the household and have been appropriately designed in the context of the site, the existing dwelling, and the Applicant's residential needs.
- The scale of the existing and proposed garages remains subordinate to the main dwelling and is proportionate given the extensive site area and the requirements associated with countryside living.
- The inclusion of a home office reflects modern residential needs, particularly the increased trend toward remote and hybrid working arrangements. The uses proposed (domestic storage and home office) are normal and ancillary to residential occupation. The Applicant is willing to accept a specific planning condition restricting both the existing and proposed garages (including the office space) to domestic ancillary use only, ensuring full alignment with planning policy.
- The invert level noted in Section 6.0 of the Site Characterisation Form as 0.1m BGL was a typographical error. The correct proposed invert level is 1.0m below ground level (BGL), as per the manufacturer's specification.
- The proposed invert level of the stone bed for the infiltration area is 1.0m BGL, with the pipe invert set at 700mm BGL. The calculation for the percolation value used a PVSS value of 18, which is appropriate as it falls within Horizon B, ranging from 600mm BGL to 2100mm BGL. A revised cross-section reflecting the correct site invert will be provided to ensure alignment with both site conditions and the manufacturer's requirements.

8.2. Applicant Response

N/A

8.3. Planning Authority Response

None.

8.4. Observations

None.

8.5. Further Responses

None.

9.0 Assessment

9.1.1 Design

9.1.1.1 The Planning Authority refused permission on the basis of the incongruous scale, height, bulk and range of various roof designs of the proposed works to the existing dwelling and detached outhouse in the context of the applicable Coastal Zone landscape designation and the existing pattern of development in the vicinity.

9.1.1.2 The decision to refuse permission nevertheless acknowledged the attempt to address the previous refusal of permission at Planning Authority and Commission level.

9.1.1.3 In terms of the extensions and alterations to the existing dwelling, it is my opinion that the proposed works to the footprint of the existing dwelling are not significant and are acceptable.

9.1.1.4 It is the north-western extension to the front of the existing dwelling that is the most significant intervention, principally the curved zinc roof feature and large stone-clad chimney c. 7.5m in height that accommodates the open plan living room/kitchen/dining room space.

9.1.1.5 I appreciate that the proposed extension, taken together with the existing dwelling, presents a range of roof styles in elevation, particularly the north and south elevations.

9.1.1.6 However, I note that the proposed barrel roof has been included in response to the advice received during the pre-planning process. I further note that the design of the extension draws on the precedent in the existing dwelling to the south-west, which also has a curved roof form and large stone-clad chimney. The design proposed in this instance is already established in the area without undue impact on the

character of the area. I also have had regard to the advice of the Plan in section 3.4 that the design and external finishes of the extension need not necessarily replicate or imitate the design and finish of the existing dwelling, and that a contemporary design represents a more satisfactory response.

9.1.1.7 I also note that the existing and proposed development is well set back from the public road and benefits from strong existing boundary screening, such that the proposed development will not be significantly visible in the vicinity. In addition, the proposed development would not have an adverse impact on the amenities of adjoining properties through undue overlooking, undue overshadowing and/or an over dominant visual impact. There is also no unacceptable loss of private open space – the dwelling, as extended, is well served in this regard.

9.1.1.8 I do acknowledge the provisions of Section 3.4 of Volume 2 of the Plan in relation to Extensions to Dwelling Houses, and in this regard note that the proposed extension, at 5.606m, as shown on the drawings, is higher than the existing dwelling, albeit not excessively so. If the Commission is minded to grant permission, I recommend that a condition is attached requiring revised drawings to reduce the height of the proposed extension to below the ridge height, 4.880m as per the drawings, of the existing dwelling, such that it is subordinate to the existing dwelling. This will necessitate a corresponding reduction in height to the proposed chimney included in the proposed extension, from 7m as shown on the drawings to 6m.

9.1.1.9 In relation to the works to the existing outhouse, used as a shed/garage/first floor playroom, it is considered that the Planning Authority is justified in its concerns regarding the incongruous design, scale and form. In elevation, the proposed design jars with the design of the works to the existing dwelling, and represent an unsatisfactory intervention. For this reason, it is my recommendation that the proposed works to the existing 'outhouse' are omitted by condition. A revised design to the 'outhouse' can be addressed in a future application.

9.1.1.10 The proposed garage complies with Section 3.2 of the Plan in relation to Domestic Garages/Stores is considered to be acceptable in design and form.

9.1.2 Landscape and Visual Impact

9.1.2.1 The application site is located within a landscape designated as a 'Coastal Zone' and within a sensitive coastal landscape. It is the policy of the Council within these

coastal areas to ensure that developments are appropriately designed so as to ensure they do not detract from the visual amenity of the area, are in keeping with the scale and character of the surrounding area, and that they do not present as visually obtrusive and incongruous with their setting.

9.1.2.2 The Planning Authority refused permission on the basis that the proposed development would be wholly incongruous within the surrounding coastal landscape and would set an undesirable precedent for further inappropriate development is contrary to Objectives L04, L06, L07 and CZM43 of the Wexford County Development Plan 2022-2028, and to the proper planning and sustainable development of the area.

9.1.2.3 However, it is my opinion that, subject to the amendments set out above, that the proposed development, which principally involves works to an existing dwelling and outhouse, and is not new development on a greenfield site, will not be overly dominant in the landscape, having regard to the existing boundary screening, and pattern of development in the vicinity.

9.1.2.4 In this regard, I would be inclined to agree with the applicant that the existing dwelling, and the proposed extension and garage, subject to the above modifications, will be generally hidden from all viewpoints, including from the coastal vicinity, and will not be overly dominant in the landscape.

9.1.2.5 Consequently, it is my opinion that the proposed development, with the proposed amendments, is appropriately designed, will not detract from the visual amenity of the area, is in keeping with the scale and character of the surrounding area, and will not present as visually obtrusive and incongruous with their setting.

9.1.3 Servicing

9.1.3.1 The Planning Authority also refused permission on the basis of Insufficient information and clarity in respect of the wastewater treatment system for the proposed site the proposed development would therefore be prejudicial to public health and the proper planning and sustainable development of the area.

9.1.3.2 The source of this issue comes from the report of the Environment Department which seeks clarification on the calculations contained in the Site Suitability Assessment. Details are also required on the proposed site invert level.

9.1.3.3 It is noted that the development proposes the installation of a new wastewater treatment system to serve the development. The site characterisation form demonstrates that the site is suitable for the treatment and disposal of effluent. While clarification was sought by the Environment section on proposed invert levels, this has been provided in the appeal response and the final design, in accordance with the EPA Code of Practice, can be subject to condition.

10.0 AA Screening

See Appendix 2. In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on the Seas off Wexford SPA (Site Code: 004237) or any other European site, in view of the sites Conservation Objectives, and Appropriate Assessment (and submission of a NIS) is not therefore required.

This determination is based on:

- The modest scale of the works and the nature of the development
- Location - distance from nearest European site and lack of connections.

11.0 Recommendation

11.1. I recommend that permission is granted for the following reasons and considerations.

12.0 Reasons and Considerations

Having regard to the existing structures on the site and the nature and form of the proposed development, and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the landscape character of the area or the amenities of property in the vicinity, and would be acceptable in terms of visual amenity, and would not be contrary to the provisions of the Wexford County Development Plan 2022-2028, including Sections 3.2 and 3.4. The proposed

development would also not give rise to a risk to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 11th February, 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The proposed development shall be amended as follows:</p> <p>(a) a reduction in the height of the proposed barrel roof extension to the west of the existing dwelling to below the ridge height of the existing dwelling, i.e. below 4.880m, such that is subordinate in height to the existing dwelling.</p> <p>(b) a reduction in height of the proposed chimney included in the proposed extension to 6m.</p> <p>(c) omission of the works to the existing detached outhouse.</p> <p>Revised drawings shall be submitted to the Planning Authority for written agreement prior to the commencement of development.</p> <p>Reason: In the interests of orderly development and visual amenity.</p>
3.	<p>External finishes to the proposed development shall be in accordance with the details received by the planning authority on the 11th February, 2025.</p> <p>Reason: In the interest of visual amenity.</p>

4.	<p>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.</p> <p>Reason: In the interest of orderly development.</p>
5.	<p>(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.</p> <p>(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.</p> <p>Reason: In the interest of traffic safety and to prevent flooding or pollution.</p>
6.	<p>Prior to the commencement of development, the developer shall enter into a Connection Agreement with Uisce Éireann (Irish Water) to provide for a service connection to the public water supply network.</p> <p>Reason: In the interest of public health and to ensure adequate water facilities.</p>
7.	<p>(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 this application on the 11th February, 2025, and the further details received by the Commission on 30th April, 2025, 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.</p> <p>(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 ≤ 10)” – Environmental Protection Agency, 2021.</p>

	<p>(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 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.</p> <p>Reason: In the interest of public health and to prevent water pollution</p>
8.	<p>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.</p> <p>Reason: In the interests of visual and residential amenity.</p>
9.	<p>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:</p> <p>(a) the reinforcement/establishment of a hedgerow along all side and rear boundaries of the site, and</p> <p>(b) planting of trees at intervals along the boundaries of the site.</p> <p>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.</p> <p>Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.</p>
10.	<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</p>

	<p>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 Bord Pleanála 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, 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.</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.

Aiden O'Neill

Aiden O'Neill

Planning Inspector

31st July, 2025

Appendix 1 - Form 1 EIA Pre-Screening

Case Reference	ABP-322409-25
Proposed Development Summary	Extension of the existing house along with internal and external alterations of the existing structure. Construction of a garage with all associated site works
Development Address	545 Dawn House, Ballyconnigar Upper, Blackwater, Co. Wexford, Y21 TC03
	In all cases check box /or leave blank
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?	<input type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.
	<input checked="" type="checkbox"/> No, No further action required.
<p>(For the purposes of the Directive, "Project" means:</p> <ul style="list-style-type: none"> - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources) 	
2. Is the proposed development of a CLASS specified in <u>Part 1</u>, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
<input type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	

<input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
<input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	

4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes <input type="checkbox"/>	

No <input type="checkbox"/>	

Ad on full

31st July, 2025

Inspector: _____

Date: _____

Appendix 2: AA Screening Determination

Test for likely significant effects

Screening for Appropriate Assessment Test for likely significant effects

Step 1: Description of the project and local site characteristics

Case file: ABP-322409-25

Brief description of project	<p>Normal Planning appeal</p> <p>Extension of the existing house along with internal and external alterations of the existing structure.</p> <p>Construction of a garage with all associated site works</p> <p>545 Dawn House, Ballyconnigar Upper, Blackwater, Co. Wexford, Y21 TC03</p>
Brief description of development site characteristics and potential impact mechanisms	<p>The proposed development site is 0.36ha and is located in a rural area of Ballyconnigar Upper, c. 1.5km to the east of Blackwater village in the south-east of County Wexford. The site is located in a Coastal Zone. There are single-storey/dormer bungalows to the north, east, south and west of the site.</p> <p>There are no watercourses or other ecological features of note on the site that would connect it directly to European Sites in the wider area.</p>
Screening report	<p>No</p> <p>Wexford County Council screened out the need for AA.</p>
Natura Impact Statement	No
Relevant submissions	None

Step 2. Identification of relevant European sites using the Source-pathway-receptor model

European Site (code)	Qualifying interests ¹ Link to conservation objectives (NPWS, date)	Distance from proposed development	Ecological connections ²	Consider further in screening ³ Y/N

Seas off Wexford SPA (Site Code: 004237)	Birds (20no. species) https://www.npws.ie/protected-sites/spa/004237	0.886km	No direct connection, Possible indirect	Y
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¹ summary description / **cross reference to npws website** is acceptable at this stage in the report

² Based on source-pathway-receptor: Direct/ indirect/ tentative/ none, via surface water/ ground water/ air/ use of habitats by mobile species

³if no connections: N

Further Commentary / discussion

Due to the location of the development site, its contained nature, and the distance between the site and the nearest designated site, I consider that the proposed development would not be expected to generate impacts that could affect anything but the immediate area of the development site, thus having a very limited potential zone of influence on any ecological receptors.

Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites

AA Screening matrix

Site name	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
Site Seas off Wexford SPA (Site Code: 004237) Red-throated Diver (<i>Gavia stellata</i>) [A001] Fulmar (<i>Fulmarus glacialis</i>) [A009] Manx Shearwater (<i>Puffinus puffinus</i>) [A013] Gannet (<i>Morus bassanus</i>) [A016] Cormorant (<i>Phalacrocorax carbo</i>) [A017] Shag (<i>Phalacrocorax aristotelis</i>) [A018] Common Scoter (<i>Melanitta nigra</i>) [A065] Mediterranean Gull (<i>Larus melanocephalus</i>) [A176]	Direct: none Indirect: localized, temporary, low magnitude impacts from noise, dust and construction related emissions to surface water during construction	The contained nature of the site (defined site boundaries, no direct ecological connections or pathways) and distance from receiving features connected to the SPA make it highly unlikely that the proposed development could generate impacts of a magnitude that could affect habitat quality within the SPA for the SCI listed.

Black-headed Gull (Chroicocephalus ridibundus) [A179] Lesser Black-backed Gull (Larus fuscus) [A183] Herring Gull (Larus argentatus) [A184] Kittiwake (Rissa tridactyla) [A188] Roseate Tern (Sterna dougallii) [A192] Common Tern (Sterna hirundo) [A193] Arctic Tern (Sterna paradisaea) [A194] Guillemot (Uria aalge) [A199] Razorbill (Alca torda) [A200] Puffin (Fratercula arctica) [A204] Sandwich Tern (Thalasseus sandvicensis) [A863] Little Tern (Sternula albifrons) [A885]		
	Likelihood of significant effects from proposed development (alone): No	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects? No	
	Likelihood of significant effects from proposed development (alone): No	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects? No	
Step 4 Conclude if the proposed development could result in likely significant effects on a European site		

I conclude that the proposed development (alone or in combination with other plans and projects) would not result in likely significant effects on a European Site.
No mitigation measures are required to come to these conclusions.

Screening Determination

Finding of no likely significant effects

In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on the Seas off Wexford SPA (Site Code: 004237) or any other European site, in view of the sites Conservation Objectives, and Appropriate Assessment (and submission of a NIS) is not therefore required.

This determination is based on:

- The modest scale of the works and the nature of the development
- Location - distance from nearest European site and lack of connections.

Adm O'Sullivan

31st July, 2025

Inspector: _____

Date: _____