



An
Bord
Pleanála

Inspector's Report PL-500058-WX

Development	Planning permission for the decommissioning of existing septic tank and for the installation of a new sewerage system and to relocate the existing bored well and all associated site works.		
Location	Ballyhoge, County Wexford.		
Planning Authority Ref.	20250942		
Applicant(s)	Marie Boyce.		
Type of Application	Permission.	PA Decision	Grant Permission.
Type of Appeal	Third Party	Appellant	Maria Purcell.
Observer(s)	None		
Date of Site Inspection	15/12/25	Inspector	Fergal Ó Bric

1.0 Site Location and Description.

1.1 The appeal site is located in the rural townland of Ballyhoge, approximately one kilometre south-east of the village settlement of Ballyhoge. The site is accessed directly from a local road, the L6080, a road linking Ballyhoge village with Wexford town, approximately ten kilometres south-east of the subject site. Site levels within the appeal site rise gradually above those of the adjoining public road from east to west. The appeal site comprises a single storey cottage dwelling

in close proximity to the roadside boundary on a modest triangular site stated to comprise an area of 0.07 hectares.

1.2 The appeal site has a low railing (approximately one metre tall) and a sliding access gate along the roadside (eastern) boundary and mature planting along the side (northern and southern) site boundaries until they meet at a point to the rear (west) of the site. There is a detached rural dwelling on a generously sized site located immediately north-west of the appeal site. There is a gravelled driveway to the front and side (north) of the cottage on site.

2.0 Proposed development.

2.1 Planning permission is sought for decommissioning of an existing septic tank and for the installation of a new sewerage system and to relocate the existing bored well and all associated site works.

2.2 The Planning application was accompanied by a cover letter from their Planning Agent outlining the context for the development proposals which relate to an upgrade of the on-site water and wastewater services within the site. The cover letter submitted provides a background and context to the development. A Site Characterisation Report (SCR) was also submitted providing details of a new on-site wastewater treatment system to replace the existing septic tank on site.

3.0 PA's Decision:

The Planning Authority granted planning permission for the development subject to three conditions. The pertinent planning conditions are referenced below:

Condition number 2: Water supply shall be adequate and suitable for human consumption. The existing bored well shall be decommissioned and capped.

Condition number 3: The existing septic tank shall be decommissioned. A French drain or similar shall be installed around the gravel distribution layer to prevent surface water from entering percolation area. The wastewater treatment system shall be installed and maintained in accordance with the manufacturers recommendations and shall be completed and ready for use prior to occupation of dwelling. No other wastewater system other than the type proposed shall be installed unless otherwise agreed in writing with the PA.

4.0 Planning History

I am not aware of any planning history pertaining to the subject site.

5.0. Local Planning Policy

5.1 Wexford County Development Plan 2022 -2028

The Wexford County Development Plan 2022 -2028 was adopted by the Planning Authority on 13th day of June 2022 and came into effect on the 25th day of July 2022. It has regard to national and regional policies in respect of water supply and wastewater treatment systems. Volume 2 of the Development Plan comprises the Development Management Manual and Section 8 relates to Infrastructure and Environmental management, including water supply and wastewater treatment systems.

Section 8.2 Water Supply

Section 8.2.5 Private Boreholes

Where it is proposed to serve a development by a private borehole on site, the following information shall be submitted with the planning application.

- The location of the proposed borehole. The borehole must be located within the site edged red and on lands within the applicants' ownership

Section 8.3 Wastewater-

Section 8.3.1 Private on-site Wastewater Treatment Systems

Where a private on-site wastewater treatment system is required to serve an individual dwelling house:

- The subject site shall have a minimum area of 0.2ha.
- The wastewater treatment system must be within the site edged red and on lands in the applicants' ownership.
- The planning application shall include a Site Suitability Assessment carried out by suitably qualified and approved Site Assessor.
- The siting, design and installation of the wastewater treatment system shall be in accordance with the requirements of the Code of Practice: Wastewater Treatment and Disposal Systems serving Single Houses (P.E.≤ 10) published by the EPA in

2021 or future updates. It must comply with minimum separation distances to various receptors specified in the Code of Practice.

- The applicant may, by condition of the planning permission, be required to enter into a maintenance agreement for the proposed wastewater treatment plant.

5.2 Natural Heritage Designations

The closest designated European Site is the River Slaney Valley SAC (site code 000781) which is located approximately 515 metres east of the appeal site.

6.0 The Appeal

6.1 A third party appeal submission in relation to the Planning Authority decision to grant planning permission has been received. The key issues raised within the submission are as follows:

- The existing two bed cottage on site predates the establishment of the planning system in Ireland.
- The septic tank is located on lands outside the ownership of the applicant in the adjoining agricultural field.
- There is little evidence submitted to support consideration that the proposals represent a 'net environmental gain'.
- The proposal would involve the decommissioning of the existing septic tank, installation of a packaged secondary treatment system and raised tertiary polishing filter with an area of 10 square metres and a sand filter set upon a 60 square metre gravel distribution layer. A pumped rising main to the rear of the site and for the relocation of the on-site bored well.
- The planning documentation includes the submission of a comprehensive Site Characterisation Report (SCR).
- The SCR records that the site has poor drainage characteristics, a high clay content and the subsoil has limited permeability. The site is underlain by a poorly productive aquifer which is classified as being highly vulnerable.
- The existing bored well on site cannot meet minimum separation distances.

- The SCR recommends the installation of a secondary packaged wastewater treatment system and a raised engineered tertiary sand polishing filter to manage site constraints.
- The SCR explicitly refers to 'net environmental gain'.
- This is a recognition from the applicant that best practice standards are not achievable in this instance and as such the design is constrained by the sites' poor soil conditions.
- The Planning decision is fundamentally flawed as there is no structural environmental assessment beyond a few lines referencing a 'net environmental gain'.
- No baseline evidence, inspection, sampling or groundwater monitoring or quantified comparison between existing and proposed environmental impacts to substantiate the claim of 'net environmental gain' have been submitted.
- No reference to relevant sections within the EPA Code of Practice (CoP) 2021 are included within the planning assessment.
- No report has been provided by the Environment Section within Wexford County Council in terms of the water and wastewater proposals.
- The deferral of design details to a French drain as a planning condition is contrary to best practice and constitutes an inadequate assessment of the drainage design. A polishing filter relies on remaining unsaturated and failure to demonstrate resilience to flooding or hydraulic loading undermines environmental protection. Matters pertaining to the principle of environmental protection should be resolved at pre-decision stage.
- The proposed wastewater treatment system poses an unacceptable risk to groundwater and public health. The polishing filter would be located 3 metres from the site boundary on a constrained site area of 0.07 hectares.
- An adjoining up gradient domestic bored well exists and no hydrogeological pathway analysis has been provided.
- The percolation tests were conducted in August during the dry season and does not reflect high groundwater levels during the wet season.
- Section 3.2 in the CoP 2021 is explicit in that site suitability must be established prior to system design and that reliance on engineered

systems is not appropriate. Reliance on mitigation, rather than inherent suitability is inconsistent with the precautionary principle.

- Table 6.1 of the CoP 2021 sets out minimum separation distances from site boundaries and are non-negotiable in terms of environmental protection.
- There is an absence of flow paths, attenuation calculations or receptor risk analysis which make the proposals inherently deficient. There is a material inconsistency regarding the location of the neighbouring up-gradient bored well between the Site Layout Plan and the annotated layout as submitted by the Site Assessor. The absence of a reliable surveyed bored well location means that compliance with the required separation distances cannot be verified in this instance. This discrepancy undermines the integrity of the proposals and its environmental risk assessment.
- The planning decision contains no binding maintenance contract, performance triggers or as-built certification requirements. The CoP 2021 requires measures to ensure sustained environmental protection.
- There are precedents within An Coimisiún Pleanála where planning permission has been refused based on an applicant's inability to demonstrate compliance with the EPA CoP 2021 standards.

6.2 P.A. Response

Response received outlining the following issues:

- The existing two bed dwelling and septic tank can be used currently without the requirement for planning permission.
- The site area is modest, and not all separation distances as recommended by the EPA Code of Practice 2021 are achievable.
- The proposed new bored well and effluent treatment system would represent an improvement on the current situation.
- The site exhibits poor drainage characteristics and if planning permission was being sought for a new dwelling on a greenfield site with these soil characteristics, planning permission would not be granted.
- The position of the bored well and effluent treatment system on the neighbouring property are identified on the Site Layout Plan submitted by the applicant.

- In the event that the Local Authority issued a water pollution notice to the applicants requesting an upgrade of effluent treatment arrangements on site, such works would be exempt from planning permission.
- The planning proposal achieves this goal and, therefore, a refusal of planning permission is not warranted, nor are the standards applicable to a greenfield site applicable to the subject site.

7.0 EIA Screening – Please refer to Appendix 1 at the end of this report.

Having regard to the nature of the development relating to upgrading wastewater and water supply to an existing established dwelling and its location removed from any sensitive locations or features, there is no real likelihood of significant adverse effects on the environment. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

8.0 AA Screening - The subject site is located approximately 515 metres east of the River Slaney Valley SAC (site code 000781). Having regard to the scale and nature of the development relating to upgrading wastewater and water supply to an existing established dwelling and to the location of the appeal site removed from any European Sites, with no surface water hydrological or ecological connectivity between the appeal site and any European site(s), it is considered that no Appropriate Assessment issues arise. The development would not be likely to have a significant effect individually, or in combination with other plans or projects on a European site.

9.0 WFD Screening

The nearest water body to the appeal site is the River Slaney watercourse which is located approximately 515 metres east of the appeal site.

The development would comprise the upgrading of wastewater and water supply services at an existing established dwelling and all associated site and ancillary

works. The detailed development description is set out within Section 2.0 of my report above.

Surface water would be managed on site through the use of soakpits, as per the details submitted as part of the planning documentation.

I have assessed the planning documentation and have considered the objectives as set out in Article 4 of the Water Framework Directive which seeks to protect and, where necessary, restore surface & ground water bodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the relatively minor 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.

The reason for this conclusion is as follows:

- Having regard to the relatively minor scale and nature of the development.
- The separation distance between the appeal site and the Slaney watercourse,
- The existing established on-site surface water management measures.

Conclusion

I conclude that on the basis of objective information, the proposed development will not result in a risk of deterioration on any water body (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.

2.0 Assessment

2.1 Introduction

2.1.1 The key issues in this appeal are those raised in the planning decision and in the grounds of appeal, and I am satisfied that no other substantive issues arise. The issues can be addressed under the following headings:

- Principle of development

- Water and Wastewater Services
- Other Matters

2.2 Principle of Development

2.2.1 I note the provisions of Sections 8.2.5 and 8.3.1 within Volume 2 of the current Wexford County Development Plan (WCDP) 2022-2028 which require that private bored holes be located within the red line application site boundary and on lands within the applicant's ownership and the wastewater proposals be included on a site with a minimum area of 0.2 hectares, be located within the red line application site boundary and on lands within the applicant's ownership, be accompanied by a site specific Site Characterisation Report, be in accordance with the provisions of the EPA Code of Practice 2021 standards and that the PA can include a planning condition requiring the developer to enter a maintenance agreement for the proposed wastewater treatment plant.

2.2.2 The applicant has submitted a Site Characterisation Report (SCR) prepared by their Site Assessor which is stated to be in accordance with the standards and provisions of the EPA Code of Practice 2021. I am satisfied that the applicant has satisfied this particular aspect of Section 8.3.1 of the Development Management Manual, as set out within Volume 2 in the WCDP. However, the results and recommendations as set out with the SCR will be scrutinised in greater detail within Section 2.3 of this report below.

2.2.3 In relation to compliance with the provisions of Section 8.2.5 within the WCDP Volume 2, the applicant has stated that she owns the subject property as per Question 10 within the planning application form submitted as part of her planning documentation. Neither the appellant nor the Planning Authority have disputed this information. I am also satisfied that the proposed relocated borehole is located within the red line appeal site boundary, as per the Site Layout Plan (drawing number 03) as submitted to the PA on the 30th day of July 2025.

2.2.4 In this regard, I note that Section 5.13 of the Development Management Guidelines for Planning Authorities advise that the planning system is not designed as a

mechanism for resolving disputes about rights over land and that these are ultimately matters for resolution in the Courts. Also, Section 34(13) of the Planning and Development Act 2000 (as amended) states: A person shall not be entitled solely by reason of a permission under this section to carry out any development. I am satisfied that the provisions outlined above give the Coimisiún sufficient comfort to permit the removal of the existing septic tank and to provide a new replacement wastewater treatment system and sand polishing filter. I am also satisfied that the applicant has demonstrated compliance with the provisions of Section 8.2.5 of the WCDP in relation to the provision of a relocated private borehole in this instance.

2.2.5 In conclusion, I consider that the principle of the development relating to the upgrade of the on-site wastewater treatment facilities and the relocation of the bored well on site is acceptable, and I note that the Planning Authority has not raised any objections to the principle of these developments to serve the existing established dwelling on site. Therefore, I consider the proposals to be acceptable subject to the issues of the detailed design of the wastewater treatment system, adherence to environmental standards and Appropriate Assessment being satisfactorily addressed.

2.3 Water and Wastewater Services

2.3.1 The soils in the area as classified as being till derived from Lower Palaeozoic shales underlain by gley soils. The appeal site is underlain by a poorly productive aquifer which is classified as being 'highly vulnerable'. A groundwater protection response of R1 was recorded on site. The appeal site is located within the Castlebridge North groundwater body where the status is classified as being poor. A Site Characterization Report (SCR) was submitted by the applicant as part of her planning documentation. The SCR acknowledges that the drainage is slow to poor locally. The trial hole was dug to a depth of 2.1 metres. Bedrock was not encountered at this depth. The water table was stated to be encountered at a 2.1 metre depth. An average p-value of 44.17 was recorded. No t-test was conducted within the subsoils due to the poor drainage characteristics and average t-values in excess of 90 were considered likely. The SCR sets out that the top 400 millimetres of soils on site 'may have limited drainage'. Therefore, it is proposed to install a

secondary system and a fully raised tertiary filter. The percolation test results recorded that the topsoils within the site have a 'high clay content' and that discharge through the topsoils would only be achieved using a 'shallow gravel distribution layer'. The site assessor recommended that the topsoil would need to be 'rotavated or power harrowed' prior to the placement of any raised bed. The SCR also recommends the installation of a '10 square metre sand filter and a 60 square metre gravel distribution layer on top of the in-situ topsoil as far as the site boundary'. The SCR states that 'there is no direct link to a drain or watercourse from the site'. Groundwater flow is stated to be from west to east towards the public road and away from the bored well within the neighbouring property. The SCR also states that 'all minimum separation distances are met' with the installation of the new effluent treatment system, sand filter and gravel distribution layer and with the relocation of the bored well on site.

- 2.3.2 Based on the results recorded within the trial holes 'A tertiary treatment system and raised infiltration treatment area' is proposed to treat the effluent in this instance. Table 6.3 of the EPA 2021 Code of Practice for Domestic Wastewater Treatment Systems (DWWTS) sets out that the minimum depth of unsaturated soils shall be 0.9 metres where a Groundwater response of R1 is observed and where a soil polishing filter system is proposed following secondary treatment.
- 2.3.3 Photographic images of the trial hole have also been submitted. I note the comments received from the Planning Authority (PA) to the appeal where they state that the current appeal would involve the installation of a new replacement foul effluent treatment system to replace the existing outdated septic tank and soak hole which would have been installed before 1964 when the dwelling on site was stated to have been constructed. The PA also noted that it is not proposed to extend the dwelling as part of the current proposals. No additional bedroom space is proposed, as per the current proposals. Therefore, there would be no increase in the population equivalent (PE) associated with the dwelling on site, which would remain at 4 persons to serve the existing two-bedroom cottage dwelling, which is stated to have a modest footprint at 69 square metres. I would concur with the comments received

from the PA in this instance. Table 3.2 of the EPA Code of Practice, 2021 sets out that a 1-2-bedroom dwelling is considered to have a Design PE of 4

2.3.4 Section 6.7 of the EPA Code of Practice 2021 relates to 'Site Improvement Works'. This section within the CoP acknowledges that 'in certain circumstances, a site that is intended for a single house development will present particular difficulties arising out of the site assessment, and the in-situ soil and/or subsoil will not have the conditions necessary to discharge to ground. Some sites may have a high water table, or an insufficient subsoil depth owing to bedrock close to the surface or a layer of unsuitable subsoil ...it may be possible in some such cases to render the site suitable for development after carrying out specific engineering works know as 'site improvement works'. The importation of suitable soils and/or subsoils for the construction of any component of a percolation area, polishing filters etc. is not classified as 'Site Improvement Works'. Site improvement works are not acceptable in the following circumstances

- Where the site slope exceeds 1:8
- Where the average percolation value is greater than 120, indicating a high risk of ponding
- Sites where separation distances cannot be satisfied.

Based on the information submitted within the SCR, I am satisfied that the applicant has demonstrated that none of these thresholds in terms of site slope, excessive percolation values and separation distances would be breached with the proposals and, therefore, that the new replacement site specific foul effluent treatment system with sand polishing filter and gravel distribution layer would represent an environmental improvement on the current outdated septic tank system that exists on site, and therefore, would be acceptable in this instance.

2.3.5 Based on the information submitted by the applicant as part of her planning documentation including the percolation test results set out within the Site Characterisation Report submitted, and the considered recommendation from the site assessor which has had regard to the limited site area of the subject site and the existence of the bored well on the neighbouring property approximately thirty five metres up-gradient of the proposed replacement wastewater system, immediately north of the subject site. I consider that the upgraded on-site wastewater treatment proposals are acceptable and would accord with the guidance as set out within

Section 8, Volume 2 within the current Wexford Development Plan and with the guiding principles within the EPA Code of Practice, 2021 and, would therefore, be in accordance with the proper planning and sustainable development of the area.

2.4 Appropriate Assessment

- 2.4.1 I have considered the development in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is located approximately 515 metres west of the Slaney River Valley SAC (site code 000781). The development description was set out within Section 2 of the report above. The applicant did not submit an Appropriate Assessment (AA) Screening Report as part of her planning documentation. The PA conducted an AA screening exercise and concluded that 'Having regard to the limited extent of the proposed works and the substantial distance to the nearest Natura 2000 sites, no element of the project alone or in combination is likely to give rise to any impacts on the Natural 2000 sites...It is considered that significant impacts can be ruled out and Stage 2 AA is not required'.
- 2.4.2 There are no watercourses nor drainage ditches located within the confines of the appeal site nor within the immediate vicinity of the subject site. As per the data set out within the OPW flood mapping ww.floodinfo.ie the appeal site and lands are located within Flood Zone C where the risk of flooding is low. I note that the applicant states (within the question 20 of the planning application form) that surface water generated within the subject site would be managed through the use of existing on-site surface water soakpits and, therefore, would not increase the risk of flooding within the site or on adjacent lands.
- 2.4.3 One European site was identified within a one-kilometre radius of the appeal site, as referenced in Section 8.1 above. I consider that this site can be screened out due to the absence of surface water hydrological or ecological pathways from the appeal site to this European site. Therefore, I am satisfied that the appeal site does not contain any habitat that would be of particular interest in terms of resting or feeding,

for the qualifying interest species associated with the Slaney River Valley SAC or any European site.

2.4.4 I am satisfied that once the proposed foul effluent treatment system, sand filter and gravel distribution area are properly constructed, operated and maintained in accordance with the manufacturers' recommendations and in accordance with the guiding principles within the EPA Code of Practice 2021 standards that the proposed development would not adversely impact surface nor ground water quality within the area. I consider that even in the unlikely event that the standard construction control measures should fail, an indirect hydrological link to the Slaney River Valley SAC represents a weak ecological connection, given the separation distance to the nearest European site(s). As such any pollutants from the site that should enter groundwater during the construction stage, via spillages onto the overlying soils would be subject to dilution and dispersion within the groundwater body, rendering any significant impacts on water quality within the Slaney River Valley SAC unlikely. This conclusion is supported within the Planning Authority's AA screening Report conclusion, specifically referenced in paragraph 2.4.1 above.

2.4.5 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 the Slaney River Valley SAC or any other European Site. The reason for this conclusion is as follows:

- The modest scale of the development relates to the decommissioning of the existing septic tank and for the installation of a new sewerage system and to relocate the existing bored well and all associated site works.
- The separation distance from the nearest European sites and the absence of hydrological or ecological connectivity to any Natura 2000 site.
- The AA screening exercise conducted by the Planning Authority which concluded that either alone or in combination with other plans or projects, there would be no likely significant effects on any European sites.

2.4.6 I conclude, that on the basis of objective information, the proposed development would not have a 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 (Stage 2) under Section 177V of the Planning and Development Act 2000 (as amended) is not required.

3.0 Recommendation

3.1 I recommend that planning permission be granted subject to the following conditions:

4.0 Reasons and Considerations

4.1 In conclusion, I consider the current proposals would be in compliance with the provisions of Sections 8.2.5 and 8.3.1 within Volume 2 of the current Wexford County Development Plan 2022 in relation to private boreholes and private wastewater treatment systems. I note the location of the appeal site removed from any of the Natura 2000 sites with no identifiable hydrological or ecological connectivity to any of the European site. Having regard to the established domestic use on the site and the proposals to upgrade the effluent treatment facilities within the site in accordance with the guiding principles within the Environmental Protection Agency Code of Practice 2021 standards and to de-commission, remove and replace the existing outdated septic tank system on site, with no proposed increase in potential occupancy within the dwelling and, therefore, I consider the development proposals to be acceptable. I am satisfied that the proposals will result in an improvement of environmental standards within the site and on balance, I consider that the proposals would be in accordance with the proper planning and sustainable development of the area.

5.0 Conditions

- 1 The development shall be constructed in accordance with the plans and particulars lodged with the application on the 30th day of July 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 (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 adjoining properties or to the proposed sand filter or gravel distribution area
- (b) Final details of the surface water management within the appeal site shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
- (c) Water supply and drainage arrangements, including attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of proper planning and sustainable development.

- 3 The mature trees, walled boundaries and fencing within the appeal site and along the appeal site boundaries shall be maintained in situ, except where required to be removed to improve and maintain sightlines.

Reason: In the interest of visual amenity.

- 4 (a) The proposed effluent treatment and disposal system shall be located, constructed, and maintained in accordance with the detail submitted to the Planning Authority on the 30th day of July 2025. and in accordance with the requirements of the document entitled: Code of Practice - Wastewater Treatment and Disposal Systems Serving Rural Dwellings (P.E.≤ 10) – Environmental Protection Agency, 2021. Arrangements in relation to the ongoing maintenance of the system shall be submitted to and agreed in writing with the Planning Authority prior to the commencement of development.

(b) Within three months of the commissioning of the tertiary wastewater treatment system, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proprietary effluent treatment system, sand polishing filter and gravel distribution area have been constructed, commissioned and installed in accordance with the approved details and is working in a satisfactory manner and is in accordance with the standards set out in the EPA document.

(c) Within three months of the commissioning of the soil and sand polishing filters, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the drains along the perimeter of the percolation area have been constructed and commissioned in accordance with the details submitted to the Planning Authority on the 30th day of July 2025 and are functioning so as to ensure the sand filter and gravel distribution areas are not being impacted with surface water and are working satisfactorily

(d) The existing septic tank shall be removed off site and the area shall be chemically sterilised.

Reason: In the interest of public health.

- 5 The existing bored well on site shall be de-commissioned and capped to ensure that groundwater is protected. A report including photographic evidence from a suitably qualified person with professional indemnity insurance certifying that the bored well has been properly de-commissioned and capped shall be submitted to the Planning Authority within one month of the commissioning on the new bored well on site.

Reason: In the interest of public health.

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.

Fergal Ó Bric

Planning Inspectorate

28th day of January 2026

Appendix 1 - Form 1

EIA Pre-Screening

An Bord Pleanála Case Reference	PL-500058-WX		
Proposed Development Summary	Permission for the decommissioning of an existing septic tank and for the installation of a new wastewater treatment system and sand polishing filter and gravel distribution area and to relocate the existing bored well and all associated site works.		
Development Address	Ballyhoge, 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	x	
	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	Tick/or leave blank		
No	Tick or leave blank	The decommissioning of an existing septic tank and for the installation of a new a new wastewater treatment system and sand polishing filter and gravel distribution area and to relocate the existing bored well and all associated site does not fall within a class of development as per Schedule 5 of the current Planning & Development Regulations.	x

3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?

Yes	Tick/or leave blank		
No	Tick/or leave blank		X

4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?

Yes	Tick/or leave blank	Proposals relate to the decommissioning of an existing septic tank and for the installation of a new a new wastewater treatment system and sand polishing filter and gravel distribution area and to relocate the existing bored well and all associated site works.	X
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5. Has Schedule 7A information been submitted?

No	Tick/or leave blank	X
Yes		

Inspector: _____

Date: _____