



**An
Bord
Pleanála**

**Board Direction
BD-013868-23
ABP-314093-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/09/2023.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

In deciding not to accept the Inspector's recommendation to refuse permission, based on a sole consideration re eligibility to meet Rural need, the Board considered the precise wording of the Wexford County Development Plan 2022-28, which the Board was satisfied, enabled the applicant to satisfy rural need requirements under the County Development Plan by virtue of the fact that they qualify under "A person who has lived fulltime for a minimum of 10 years in that local rural area and the site is within 15km radius of where the applicant has lived or is living and who has never owned a rural house."

Conditions

Conditions 1 to 13 as per PA Grant of permission dated 09th of November 2021
Planning reg number 20211734

Board Member



Liam Bergin

Date: 25/09/2023