

**An  
Coimisiún  
Pleanála**

**Direction  
CD-020205-25  
ABP-321005-24**


The submissions on this file and the Inspector's report were considered at a meeting held on 14/07/2025.

The Commission decided, on a majority of 2:1, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Planning**

**Commissioner:**

**Date:** 14/07/2025

  
Mary Rose McGovern

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to Objective SH06 of the Wexford County Development Plan 2022-2028, and having regard to the scale, massing and design of the proposed development, relative to the scale of the adjacent properties, and its location on the edge of the town centre in close proximity to the harbour, it is considered that the proposed development by reason of its response to the site's context, would constitute an overdevelopment of a limited area and would have a negative impact on the character of the area, by reason of its height, scale and overbearance, and would be an incongruous feature in the streetscape. The proposed development would seriously injure the visual amenity of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission noted the Core Strategy and Settlement Hierarchy for County Wexford as set out in the Wexford County Development Plan 2022-2028, which designates Courtown & Riverchapel as a 'Level 3a Strategic Settlement', and it noted the allocation of population and housing units to those settlements, listed in the Settlement Hierarchy as set out in Table number 3.3 and Table number 3.4 of the Plan. The Board however disagreed with the Inspector that the quantum of development proposed, if taken in conjunction with the quantum of new residential development already granted planning permission, in the settlement, would significantly exceed the Housing Targets for Courtown & Riverchapel over the development plan period, or would be in conflict with the Core Strategy, the Settlement Strategy, or Objective CS02 of the Wexford County Development Plan 2022-2028.

**Note:** The Commission noted that the proposed development was for an assisted living/retirement community scheme, for residents who require assisted living. The Commission considered that the information provided with the application had not satisfactorily addressed the matter of how the specific design of the units proposed would cater for the individual dining, recreation, hygiene and healthcare needs of residents who require assisted living. While ordinarily, this would warrant further consideration and a request for further information, in this instance given the substantive reason for refusal above, it was decided not to pursue these matters under the current appeal.