

An  
Coimisiún  
Pleanála

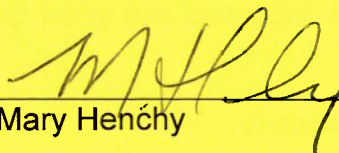
**Direction**  
**CD-020298-25**  
**ABP-321502-24**

The submissions on this file and the Inspector's report were considered at a meeting held on 23/07/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

**Planning**

**Commissioner:**

  
Mary Henchy

**Date:** 22/07/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the established use of the site for residential purposes, the location and characteristics of the site, the nature and scale of the proposed development and the separation distance to adjoining properties, 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 and would not be contrary to the requirements of Section 3.2 of the Wexford County Development Plan 2022-2028. The proposed

development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

- 1.The development shall be carried out in accordance with the plans and particulars lodged with the application, 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.

**Reason:** In the interest of clarity.

- 2.The proposed development shall be used for the purposes indicated in the planning application and solely for purposes incidental to the enjoyment of the existing dwelling. The proposed development shall not at any time be used for human habitation, commercial use, industrial use or for the housing of animals

**Reason:** In the interest of visual amenity.

- 3.Details of the external finishes of the development 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.

**Reason:** In the interest of visual amenity.

- 4.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.



**Reason:** In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the dwelling.

5. 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, as amended. This 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 planning authority and the developer, or, in default of such agreement, the matter shall be referred to the An Coimisiún Pleanála to determine the proper application of the Scheme.

**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.