



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020706-25**  
**ABP-322591-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 17/09/2025.

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

#### **Planning**

**Commissioner:**

**Date:** 17/09/2025

Patricia Calleary  
Patricia Calleary

#### **DRAFT WORDING FOR ORDER**

##### **Reasons and Considerations**

Having regard to the location of the site within Flood Zones A and B as indicated in the Wexford County Development Plan 2022-2028 Strategic Flood Risk Assessment, and having regard to the information submitted with the application and appeal, including the 'Site Specific Flood Risk Assessment' and the 'Site Specific Wave Over-Topping Report'; and having regard to the proximity of the site to King's Bay (Arthurstown Bay), it is considered that the applicant has not clearly demonstrated that the proposed development would sufficiently minimise flood risk, or would comply with the provisions of the Wexford County Development Plan 2022-2028 including Objectives FRM01, FRM02, FRM05, FRM06, FRM07, FRM08 and FRM09

in relation to flood risk. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.