

An
Coimisiún
Pleanála

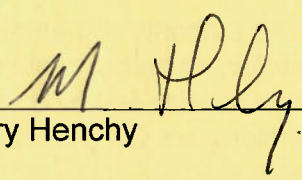
Direction
CD-020681-25
ABP-322622-25

The submissions on this file and the Inspector's report were considered at a meeting held on 15/09/2025.

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: 15/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the relevant policies and objectives of the Wexford County Development Plan 2022-2028, including Section 4.9 'Housing in the Open Countryside', and having regard to the nature of the proposed changes to the permitted dwelling, and to the pattern of development in the area; it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area, and 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 and completed in accordance with the plans and particulars lodged with the application and as submitted as part of the appeal on the 27th day of May 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. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission (Wexford County Council Register Reference: 20240974).

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

3. 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, (the contribution shall be for an area of 328.2m²). The contribution shall be paid prior to any further works being carried out on site 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 An Coimisiún Pleanála to determine the proper application of the terms 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. The Wexford County Council Development Contribution Scheme 2018 provides for contributions to be paid for attached garages, the drawing received by An Coimisiún Pleanála 27/5/25 includes a garage area of 31.2m² this in addition to the 297m² is the relevant floor area for the purpose of the Section 48 contribution calculation.

Note: The Commission noted that the gross floor area for the purpose of calculating the development contribution is that set out in the 2018 Wexford County Council Development Contribution Scheme