

An
Coimisiún
Pleanála

Direction
CD-021860-26
ACP-323390-25

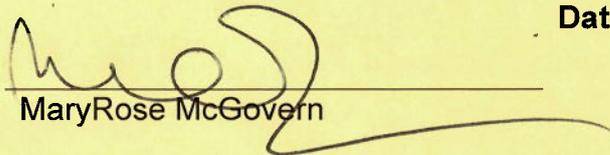
The submissions on this file and the Inspector's report were considered at a meeting held on 03/02/2026.

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

Planning

Commissioner:

Date: 03/02/2026


MaryRose McGovern

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Wexford County Development Plan 2022-2028, in particular the allocation of an additional population of 151 persons to Castlebridge in the period 2021 - 2027, equating to 103 housing units, as set out at Table 3-4 Core Strategy Population Allocations, Housing Units and Housing Land 2021-2027, and at Section 3.4.8 of Volume 3 of the Plan, and having regard to the location of the site within the settlement boundary of Castlebridge as delineated by Figure C-1 (Flood Risk in Castlebridge) at Volume 3 of the Plan, it is considered that the proposed development would materially contravene Objective CS01 which seeks to implement the Core Strategy Guiding Principles and Development Approach, and would be contrary to Objective CS02 which

seeks to ensure that new residential development in all settlements complies with the population and housing allocation targets and the principles set out in the Core Strategy and Settlement Development Strategy, in so far as practicable. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note 1:

The Commission noted that the proposed development did not include the housing unit mix for a development of over 25 houses, set out at section 4.7.5, House Types, of the Wexford County Development Plan 2022-2028. The Commission also noted that the planning authority will consider a deviation from that housing type mix where local requirements and/or market evidence suggest that a different housing mix is required. In this instance, the Commission noted the reference to the specific requirements of an identified Approved Housing Body but considered that there was an absence of adequate analysis regarding local requirements and needs that would support the mix of housing units proposed. Although ordinarily this might 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 this matter under the current appeal.

Note 2:

The Commission noted the Confirmation of Feasibility letter from Uisce Éireann, dated 1 August 2024, confirming that a water connection was feasible subject to infrastructure upgrade. The Commission also noted the confirmation from the applicant, as part of its response to the planning appeal, that it had agreed to carry out the required water network upgrade works, in order to facilitate the proposed development. The Commission considered these details to be satisfactory.