



An
Coimisiún
Pleanála

Direction
CD-022000-26
ACP-323466-25

The submissions on this file and the Inspector's report were considered at a meeting held on 11/03/2026.

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

Planning

Commissioner:

Date: 11/03/2026

Marie O'Connor

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the Rural Housing Policy as set out under Section 4.9.1, Table 4- 6 and Objective SH39 of Volume 1 of the Wexford County Development Plan 2022-2028 as relates to the Coastal Zone, and Coastal Landscape Character Unit within which the subject site is located, the applicant has failed to demonstrate compliance with the Rural Housing Policy. Based on the documentary evidence provided in support of the application, the application site is outside of the required 3 kilometres radius from the property in which the applicant was a long-term resident and therefore fails to meet category A, social functional need. The applicant has not demonstrated an overriding economic functional need to reside permanently in the Coastal Zone and

therefore does not meet category B requirements set out in Table 4-6 relating to Coastal Zones and Coastal Landscape Character Unit. The proposed development would be at variance with this Coastal Zone and Coastal Landscape Character Unit Policy and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development for a new dwelling with direct access onto a Class 2 (R742) Regional Road is contrary to Objective TS74, which seeks to prevent new, or the material intensification of, existing access points to Class 2 regional roads where a speed limit of greater than 60 kilometres applies. The need for the development at that location has not been clearly established. The proposed development is therefore contrary to this policy and would impact on the efficient and safe use of the Regional Road as a result of increased turning movements. The proposed development would, therefore, be contrary to the proper planning and sustainable development of this area.

3. The retention of the mobile home would be contrary to the policies and objectives of the Wexford County Development Plan 2022-2028, would set a poor precedent and serve to undermine plan led development of the area. The retention of the mobile home without access to wastewater treatment would cause serious water pollution and would be prejudicial to human health. The retention of the mobile home would result in the ongoing intensified use of an entrance without adequate and safe sightlines, would endanger public safety by reason of a traffic hazard and would by itself and by the precedent it would set, adversely affect the use of a regional road. The retention of the mobile home would lead to the establishment of a new residential use in contravention of the Rural Housing Policy as set out under Section 4.9.1 of Volume 1 of the development plan.