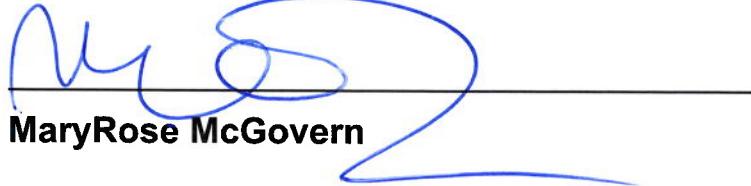


The submissions on this file and the Inspector's report were considered at a meeting held on 22 January 2026.

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

Planning Commissioner:



MaryRose McGovern

Date: 22nd day of January 2026

Reasons and Considerations

Having regard to the provisions of Section 3.2 of Volume 2 of the Wexford County Development Plan 2022 – 2028, which states that domestic garages/stores for use ancillary to the enjoyment of a dwelling house, shall have a maximum floor area of 80 m², and a maximum ridge height of 5m, and having regard to the excessive scale and footprint of the proposed workshop/toolshed, which the Commission did not consider to be domestic in its overall form and scale, the Commission considered that in conjunction with the existing development

on site, including an existing outbuilding of 75m², permitted as an artist studio/workshop, the proposed development would be contrary to the provisions of Section 3.2 of Volume 2 of the Wexford County Development Plan 2022 – 2028. The proposed development would, therefore, be contrary to the proper planning and development of the area.