



An
Coimisiún
Pleanála

Commission Direction
CD-000319
PL-500303-WX-25

The submissions on this file and the Inspector's report were considered at a meeting held on 20 March 2026.

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

Planning Commissioner:

Stephen Bohan

Date:

24th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1- Having regard to the location of the subject site within the sand dune area immediately adjoining Rosslare strand and below a steep cliff embankment, the ad hoc nature of the facility, lacking coherence with its coastal setting and demonstrating a haphazard approach to site planning and design integration, it is

considered that to permit the retention of the commercial sauna facility unit and booking kiosk cabin structure in this fragile coastal location would be premature pending the completion of the Rosslare Coastal Erosion Flood Relief Scheme which is presently being prepared under the stewardship of Wexford County Council and the Office of Public Works. The current proposals would be contrary to specific objectives CZM30 and FRM07 and FRM08 within the current Wexford WCDP which identifies areas at risk of coastal erosion and flooding and include Rosslare and would also be contrary to the Coastal zone management objective CZM34 in relation to coastal erosion risk and coastal protection works. The Coimisiún is, therefore, not satisfied on the basis of the information submitted that the sauna development, would not be likely to have a significant adverse effect on the Rosslare Strand coastline, would establish an undesirable precedent for similar future developments and would be contrary to the proper planning and sustainable development of the area.

2-The existing sauna unit and booking kiosk structure taken in combination and particularly when viewed from the Beach area to the east of the appeal site and from the viewing points along the Cliff Road to the west of the site that the development, is visually prominent within this highly sensitive landscape and would adversely impact the visual character of this highly sensitive landscape. The development would be contrary to be contrary to Policy Objectives TM24, L04 and L06 of the Wexford County Development Plan 2022-2028, would establish an undesirable precedent for similar future commercial development and would, therefore, be contrary to the proper planning and sustainable development of the area.

