



An
Coimisiún
Pleanála

Commission Direction
CD-000266
PL-500329-WX-25

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

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order.

Planning Commissioner:

Tom Rabbette

Date:

12th day of March 2026

Draft Order

Reasons and Considerations

Having regard to the nature of the development, the planning history of the site, the existing permitted residential use on the site, the design, nature and scale of the proposed development and the pattern and character of development

in the vicinity and to the provisions of the Wexford County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the retention of the development and the proposed development would not have a significant adverse effect, would not detract from the character of the area, would not seriously injure the amenities of adjacent residential property, would not contribute to a loss of diversity and would be acceptable in terms of traffic safety and convenience. The retention of the development 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 retained, carried out and completed in accordance with the plans and particulars lodged with the application, 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Surface water drainage collection and disposal, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

3. The entrance to the development shall be completed in accordance with the site layout plan as received by the planning authority on the 19th day of September, 2025.

Reason: In the interest of clarity.