



An
Coimisiún
Pleanála

Commission Direction
CD-000380
PL-500333-WX-25

The submissions on this file and the Inspector's report were considered at a meeting held on 02 April 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:

2nd day of April 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the documentation submitted with the application and appeal, the Commission is not satisfied that the applicants have demonstrated a rural housing need to live at this location, as required by Objective SH39 and the rural housing policy provisions of the Wexford County Development Plan 2022–

2028. In particular, in the case of proposals in the upland landscape, the relevant policy requires that the subject site be within 3 km of the residence in which the applicant has lived, whereas the applicants have stated that their family home is approximately 4 km from the appeal site. The Commission is therefore not satisfied that the proposal complies with the rural housing need criteria applicable to the highly sensitive upland area in which the site is located. Furthermore, having regard to the designation of the subject lands within a highly sensitive upland area in the Wexford County Development Plan 2022–2028, and the requirements of Objectives SH40 and SH43 and the associated landscape policy provisions, the Commission considers that the proposed development would be contrary to the proper planning and sustainable development of the area.

