



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000476**  
**PL-500538-WX-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 27th April 2026.

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

**Planning Commissioner:**

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**Emer Maughan**

**Date:**

**29<sup>th</sup> day of April 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the provisions of Section 3.2 of Volume 2 of the Wexford County Development Plan 2022-2028, and to the planning history of the site, it

is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure existing residential amenities, and would not have an adverse impact upon the character of the area. The development proposed for retention 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 on the 6<sup>th</sup> day of October, 2025, 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 carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The use of the subject structure to be retained shall not be used for human habitation or for commercial purposes or for any purposes other than storage for hobby use ancillary to the residential use of the site previously permitted under planning authority reference number 20180297, as modified under planning authority reference number 20241126, as specified in the planning application.

**Reason:** In the interests of residential amenity and the proper planning and sustainable development of the area.

3. Drainage arrangements shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

4. The landscaping scheme shown on drawing number REF: 4524-PNLP, as submitted to the planning authority on the 6<sup>th</sup> day of October, 2025 shall be carried out within 12 months of the date of this Order. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of residential and visual amenity.

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.