



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000539**  
**PL-500565-WX-26**

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

The Commission decided, by a majority of 2:1, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations:

**Planning Commissioner:**

*Mary Gurrie*  
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**Mary Gurrie**

**Date:** 11/05/2026

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the overall scale, height, bulk and massing of the proposed dwelling and the characteristics of the site and location, it is considered that the proposed development does not adequately respond to the context and character

of the area, would be visually obtrusive and would have an adverse impact on the visual amenity of the area. As such the proposed development would be contrary to Objectives TV21 and TV53 of the Wexford County Development Plan 2022 - 2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** The Commission noted the provision of the proposed pedestrian access on the northern boundary and concurred with the planning authority that this would pose a traffic and pedestrian hazard given the bend on the road and lack of footpath. The Commission also had a concern about the justification for the construction of a new vehicular access for the dwelling given the right of way at the existing shared access. While ordinarily this would warrant further consideration and a request for further information, in this instance given the substantive reason for refusal above, it was decided not to pursue these matters under the current appeal.