



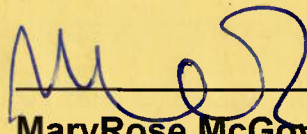
An
Coimisiún
Pleanála

Commission Direction
CD-000561
PL-500689-WX-26

The submissions on this file and the Inspector's report were considered at a meeting held on 14 May 2026.

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

Planning Commissioner:


MaryRose McGovern

Date:

14th day of May 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Wexford County Development Plan 2022-2028, in particular:

(a) Chapter 3 Core Strategy Section 3.6.7 Rural Nodes and Chapter 4 Sustainable Housing, Section 4.7.2.1 Density of Residential Developments– Level 6 Rural Nodes,

(b) Development Plan Objective CS24 in relation to the control of growth within Rural Nodes,

(c) The requirement for new development to align with the character of the settlement and to ensure infrastructural capacity to accommodate additional development,

and having regard to the unserviced nature of the lands and the requirement for individual wastewater treatment systems and individual private bore wells to serve each proposed dwelling unit, together with the multiplicity of extant individual wastewater treatment systems and individual private bore wells in the surrounding area, and the design and scale of the proposed units, it is considered that the proposal would contravene the provisions of the Wexford County Development Plan 2022-2028 with respect to Rural Nodes where it is adopted policy that the level of development in such settlements be strictly controlled to ensure it is in keeping with the character of the settlement, and that the settlement has the infrastructural capacity to accommodate the additional development. Furthermore, having regard to the number of additional dwelling units permitted since the adoption of the Development Plan, the proposal would not be commensurate with the scale of the Rural Node, where no more than 5-8 houses will be permitted in a node during the period of the Plan, except in exceptional cases. It is considered that the proposed development would be contrary to Objective CS24 requiring such settlements to be considered suitable for only very limited growth, appropriate to their character. Furthermore, the Commission is not satisfied that the scheme, necessitating individual water supply and individual wastewater treatment systems

for each dwelling, would, given the proliferation of such infrastructure locally, provide for a sustainable pattern of development aligned with the infrastructure capacity of the settlement, as required by Development Plan. Accordingly, the development as proposed would be contrary to the provisions of the adopted Wexford County Development Plan 2022-2028 and would, therefore, be contrary to proper planning and sustainable development of the area.

Note:

The Commission had some concerns regarding the potential dominance of the proposed development, the potential visual impact, and the capacity for the integration of the proposal with the established pattern of development in this rural node. While ordinarily this would warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.