An Coimisiún Pleanála

Commission Direction
CD-001367
PL-501006-WX-26

The submissions on this file and the Inspector's report were considered at a meeting held on 30 September 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: _____

Mary Henchy

Date: **2nd day of October 2026**

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Wexford County Development Plan 2022-2028, and to the siting, scale and design of the proposed development and

development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed to be retained as described in the public notices would not seriously injure the residential or visual amenities of the area or of property in the vicinity would not adversely affect the character of the area, would not have a significant impact on archaeology or heritage, and would not have a significant impact on ecology or on European sites in the vicinity.

The Commission considered the responses received to the Section 132 notice and noting; that enforcement is a matter for the Planning Authority and not the Commission, and that the development being permitted is that described in the public notice. With regard to the matter of the works that the notice states are exempt the Commission draw the applicants attention to section 34(13) that applies to all permissions.

Furthermore, The Commission concurred with the Planning Authority and not the Inspector that Apartment number 4 should be omitted and this area should be available for communal open space, a bin storage area and cycle storage to serve the development (details of which are to be agreed with the planning authority), the Commission considered the Inspectors recommendation did not address the issue of the proximity of apartment number 4 to apartments 1 and 2 and, the impact this has on the residential amenity of future residents or the lack of useable open space associated with the apartments. This matter can be dealt with by way of condition

The proposed development and development proposed to be retained, subject to compliance with the conditions set out below would accord with the Wexford County Development Plan and therefore would be in accordance with the proper planning and sustainable development of the area

Conditions

1. The development shall be retained and carried out in accordance with: (i) The plans and particulars lodged with the planning application; and, (ii) The further information date stamped 12/02/2026. Except as otherwise required by the conditions of this order.

   REASON: To ensure the development accords with the permission and that effective control is maintained.

2. Apartment number 4 (shown on drawing ref 33-22-K, Exising and proposed ground floor layout, submitted to the planning autority on the 24th of March 2025) shall not be occupied. Within three months of this order, the applicant shall submit amended plans for written agreement with the Planning Authority showing Apt No. 4 omitted and for this area to be replaced with a dedicated communal open space area and communal bin storage area to serve the development. The details submitted shall include a timeframe for the carrying out of this work.

   REASON: In the interests of residential amenities of future occupants.

3. Each permitted residential unit shall be used and occupied as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, without a specific grant of planning permission for same (including short-term letting).

   REASON: In the interests of clarity.

4. The applicant or developer shall enter into water and/or wastewater connection agreement(s) with Uisce Eireann prior to the commencement of this development.

   REASON: In the interests of public health.

5. Within three months of the date of this order the applicant shall submit for the written agreement of the planning authority a scheme for landscaping prepared by a suitably qualified person, including hard landscaping, of the site; the landscaping scheme shall be carried out within 12 months from that date of the scheme being agreed. Any trees or shrubs planted in accordance with this condition which are removed, die, become severely damaged or diseased within two years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

   REASON: In the interest of residential amenity.

6. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

   Reason: To provide for the satisfactory future maintenance of this development in the interest of residential amenity.

7. a) The construction of the development shall be managed in accordance with a Construction Management Plan which shall be agreed in writing by the Planning Authority. b) Permission shall be sought from the Planning Authority for construction work outside the hours 0700 to 1900 hours, Monday to Friday and 0800 to 1400 hours on Saturday, construction works shall not occur during Sundays and Bank Holidays.

   REASON: In the interests of orderly development and residential amenity.