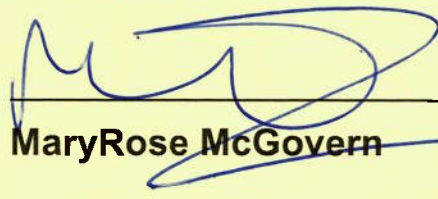


The submissions on this file and the Inspector's report were considered at a meeting held on 17 September 2026.

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:

18th day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Wexford County Development Plan 2022-2028, and in particular Objective SH43 which seeks to adopt a presumption against ribbon development, and Section 4.9.3 (Ribbon Development) which states that the planning authority will not allow more than five houses on any one side of a given 250m of road frontage, regardless of the number of infill sites, and having

regard to the provisions of the Sustainable Rural Housing Guidelines 2005, which recommend against the creation of ribbon development, and set out that ribbon development will exhibit characteristics such as “a high density of almost continuous road frontage type development, for example where 5 or more houses exist on any one side of a given 250 metres of road frontage”, it is considered that the proposed development would, by virtue of the proposal for a dwelling on an infill site between five existing dwellings, result in ribbon development, contrary to Objective SH43. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission noted the comments of the Inspector that, with the use of Google Maps, he estimated that the proposal would result in six houses over circa 260 metres of road frontage, and would therefore not meet the description of ribbon development, i.e. 5 no. houses over a 250-metre distance on a single side of the road. The Commission noted however that, in the context of the existing five houses over circa 260 metres of road frontage, the introduction of an additional house on an infill site between those houses, would result in five or more houses on one side of a given 250 metres of road frontage, at this rural location. The Commission therefore considered that the proposed development would be contrary to Objective SH43 of the development plan.

NOTE: The Commission also considered the comment of the Inspector that the subject site is located in an area identified as ‘Upland’, on the map entitled ‘Landscape Character Units’ in Volume 7 (Landscape Character Assessment) of the development plan. The Commission noted the Inspector’s observation regarding the inadequacy of the information available on the appeal file to demonstrate that the applicant meets the requirements of Table 4.6 (Criteria for Once-Off Rural Housing)

specifically in relation to such a location. Although ordinarily this might 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 this matter under the current appeal.