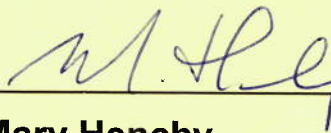


The submissions on this file and the Inspector's report were considered at a meeting held on 01 September 2026.

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

Planning Commissioner:



Mary Henchy

Date:

2nd day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The site is located in a rural Area Under Strong Urban Influence, as set out in the Wexford County Development Plan 2022-2028, which seeks to manage the growth of such areas to ensure that any development is based on a demonstrable social or economic need for the applicant to live in the rural area, in accordance

with Objective SH39 of the development plan. The Commission is not satisfied, based on the documentation submitted in connection with the planning application and the appeal, that the applicants have demonstrated adequate rural linkage and housing need in accordance with the rural housing policy, as set out in Volume 1 Table 4.6 of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

The Commission shared the concerns of the Inspector regarding the proposed removal of the road side boundary and the condition of the road, as these are new issues the Commission may have raised these with the applicant if it was not for the substantive reason for refusal.