An Coimisiún Pleanála

Commission Direction
CD-001401
PL-501699-WX-26

The submissions on this file and the Inspector's report were considered at a meeting held on 12 October 2026.

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

Planning Commissioner: _____

Declan Moore

Date: **12th day of October 2026**

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The Applicant has not provided sufficient justification as to the need to provide additional accommodation at this location. If permitted, the proposed development would be the second dwelling on the site and the third within the applicant's modest landholding. The Commission is not satisfied that the building layout, orientation and private open space as proposed would not result in poor quality of residential amenity for the occupants of the adjacent dwelling on site. And, in the absence of an appropriately detailed planning case and supporting planning justifications, it is considered that the proposed development contravenes Rural Diversification Objectives ED105 and ED107 and Rural Based Tourism Objective TM19 and Tourism Accommodation Objective TM56 of the Wexford County Development Plan 2022-2028, would serve to create an undesirable precedent for similar cases elsewhere and would, therefore, not be in accordance with the proper planning and sustainable development of the area.

2. Having regard to the soil conditions and high water table, the Commission is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated or disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.

Note

The Commission noted the absence of a planning history for the existing renovated/ restored farmhouse on site, and the different descriptions of the development, as proposed for retention and permission, on the site notice and within the supporting information submitted with the application. Given the substantive reasons for refusal, the Commission did not pursue these matters but would expect them to be addressed in any future application for retention and/or permission.