



An  
Bord  
Pleanála

Board Order  
ABP-312339-21

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: EXD 00927**

**WHEREAS** a question has arisen as to whether the erection of a shed of 19.9 square metres to the rear of a house at Doogan's Warren, Rosslare Strand, County Wexford is or is not development or is or is not exempted development:

**AND WHEREAS** Helen and Leo Meehan of Carraig Ard, Coolcotts Lane, County Wexford requested a declaration on this question from Wexford County Council and the Council issued a declaration on the 10<sup>th</sup> day of December, 2021 stating that the matter was not exempted development:

**AND WHEREAS** Helen and Leo Meehan referred this declaration for review to An Bord Pleanála, on the 23<sup>rd</sup> day of December, 2021:

**AND WHEREAS** An Bord Pleanála, in considering this referral, had regard particularly to –

- (a) Sections 2(1) and 3(1) of the Planning and Development Act, 2000, as amended,
- (b) Article 3(3), Article 6(1) and Article 9(1) of the Planning and Development Regulations, 2001, as amended,
- (c) Class 3 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended,
- (d) the planning history of the site (planning register reference number 20191681),
- (e) the statement of the referrer that “the shed was built at the same time as the house” and therefore was not within the curtilage of an existing house at the time of its construction, and
- (f) the report of the Planning Inspector

**AND WHEREAS** An Bord Pleanála has concluded that An Bord Pleanála has concluded that the shed does not fall within the scope of Class 3 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, as it was erected at the same time as the house:

**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that the erection of a shed of 19.9 square metres to the rear of a house at Doogan's Warren, Rosslare Strand, County Wexford is development and is not exempted development.



**Tom Rabbette**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *9<sup>th</sup>* day of *June* 2023.