

An  
Bord  
Pleanála

**Board Order**  
**ABP-320216-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20240502**

**APPEAL** by Alice Kehoe care of Ian Doyle Planning Consultant of Woodleigh, Cornwall, Killurin, Enniscorthy, County Wexford against the decision made on the 21<sup>st</sup> day of June 2024 by Wexford County Council to refuse permission.

**Proposed Development:** Permission for the construction of 26 number dwelling units and all associated site works, at The Lake/Bridgetown South, Bridgetown, County Wexford.

**Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

**Reasons and Considerations**

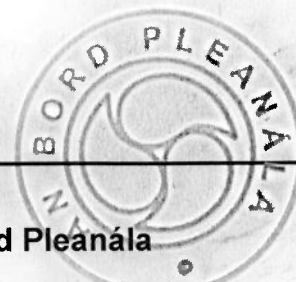
- (a) the Core Strategy and Settlement Hierarchy for County Wexford as set out in the Wexford County Development Plan 2022-2028, which designates Bridgetown as a 'Level 3b Strategic Settlement';

- (b) the allocation of population to those settlements listed in the Settlement Hierarchy as set out in Table number 3.3 of the Wexford County Development Plan 2022-2028;
- (c) the additional quantum of housing in Bridgetown recorded between 2016 and 2022, as evidenced by the 2022 Census of Population, and the quantum of residential development permitted in Bridgetown since the adoption, and coming into effect, of the Wexford County Development Plan 2022-2028,
- (d) the quantum of development proposed, which if taken in conjunction with the quantum of new residential development already granted planning permission in the settlement, would significantly exceed the Housing Targets for Bridgetown over the development plan period; and,
- (e) Objective CS O2 of the Wexford County Development Plan 2022-2028 which seeks "To ensure that new residential development in all settlements complies with the population and housing allocation targets and the principles set out in the Core Strategy and Settlement Development Strategy, in so far as practicable";

it is considered that the quantum of new residential development proposed at this location, would conflict with the Core Strategy and Settlement Strategy of the Wexford County Development Plan 2022-2028, and would contravene Objective CS O2 of the same development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
Liam McGree

Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.



Dated this 01 day of April 2025.