

An
Coimisiún
Pleanála

Commission Order
ABP-322591-25

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 20241472

APPEAL by Noel Hayes care of O'Leary Consulting Engineers of "Rathview", Rathmore, Broadway, County Wexford against the decision made on the 25th day of April, 2025 by Wexford County Council to refuse permission for the proposed development.

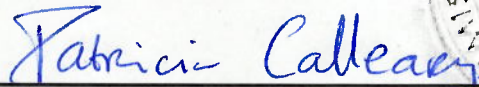
Proposed Development: Erection of two number fully serviced dwelling houses and all associated site works at Mersheen, Ballyhack, County Wexford.

Decision

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

Reasons and Considerations

Having regard to the location of the site within Flood Zones A and B as indicated in the Wexford County Development Plan 2022-2028 Strategic Flood Risk Assessment, and having regard to the information submitted with the application and appeal, including the 'Site Specific Flood Risk Assessment' and the 'Site Specific Wave Over-Topping Report'; and having regard to the proximity of the site to King's Bay (Arthurstown Bay), it is considered that the applicant has not clearly demonstrated that the proposed development would sufficiently minimise flood risk, or would comply with the provisions of the Wexford County Development Plan 2022-2028 including Objectives FRM01, FRM02, FRM05, FRM06, FRM07, FRM08 and FRM09 in relation to flood risk. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this *19th* day of *September* 2025.