



An
Coimisiún
Pleanála

Commission Order
ABP-322622-25

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 20250292

Appeal by Andrea and David McEvoy of Templeshelin, Adamstown, County Wexford against the decision made on the 7th day of May 2025, by Wexford County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Changes to a proposed dwelling house which include amendments to the north, south and west elevations, new site entrance, new boundary, and dwelling house position within the site all at Rathnageeragh, Newbawn, County Wexford.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the relevant policies and objectives of the Wexford County Development Plan 2022-2028, including Section 4.9 'Housing in the Open Countryside', and having regard to the nature of the proposed changes to the permitted dwelling, and to the pattern of development in the area; it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area, and the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application and as submitted as part of the appeal on the 27th day of May 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission (Wexford County Council Register Reference: 20240974).

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

3. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended (the contribution shall be for an area of 328.2 square metres). The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission. The Wexford County Council Development Contribution Scheme 2018 provides for contributions to be paid for attached garages. The drawing received by An Coimisiún Pleanála on the 27th day of May 2025 includes a garage area of 31.2 square metres. This in addition to the 297 square metres is the relevant floor area for the purpose of the Section 48 contribution calculation.



Mary Henchy

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

Dated this 17th day of September 2025