



Planning and Development Acts 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 20250071

Appeal by Mairéad Ryan and Conor Breen and by Others against the decision made on the 23rd day of July, 2025 by Wexford County Council to grant, subject to conditions, a permission to Oakmore Developments Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of 35 number fully serviced residential dwelling units and including all associated and ancillary site works at Glasganny, Ardavan, County Wexford.

Decision

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

Reasons and Considerations

Having regard to the provisions of the Wexford County Development Plan 2022-2028, in particular the allocation of an additional population of 151 persons to Castlebridge in the period 2021 - 2027, equating to 103 housing units, as set out at Table 3-4 (Core Strategy Population Allocations, Housing Units and Housing Land 2021-2027), and at Section 3.4.8 of Volume 3 of the development plan, and having regard to the location of the site within the settlement boundary of Castlebridge as delineated by Figure C-1 (Flood Risk in Castlebridge) at Volume 3 of the development plan, it is considered that the proposed development would materially contravene Objective CS01 which seeks to implement the Core Strategy Guiding Principles and Development Approach, and would be contrary to Objective CS02 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. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



MaryRose McGovern

**Planning Commissioner of An Coimisiún
Pleanála**

**duly authorised to authenticate
the seal of the Commission.**

Dated this 6th day of February 2026.

