

An
Coimisiún
Pleanála

**Commission Order
PL-500021-WX**

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

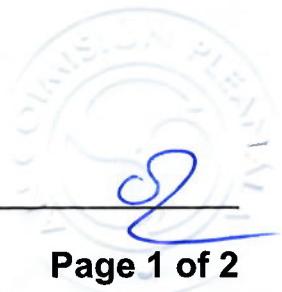
Planning Register Reference Number: 20250353

APPEAL by Mark and Pauline Kiernan against the decision made on the 19th day of September, 2025 by Wexford County Council to refuse permission for the proposed development.

Proposed Development: Permission for the erection of a proposed single storey building to rear of existing house for a workshop/toolshed clad in timber with the roof pitched to match existing house/artist studio, all at Ballinagam Lower, Ballygarrett, County Wexford.

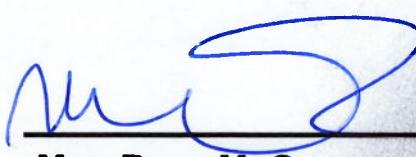
Decision

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



Reasons and Considerations

Having regard to the provisions of Section 3.2 of Volume 2 of the Wexford County Development Plan 2022 – 2028, which states that domestic garages/stores for use ancillary to the enjoyment of a dwelling house, shall have a maximum floor area of 80 square metres, and a maximum ridge height of five metres, and having regard to the excessive scale and footprint of the proposed workshop/toolshed, which the Commission did not consider to be domestic in its overall form and scale, the Commission considered that in conjunction with the existing development on site, including an existing outbuilding of 75 square metres, permitted as an artist studio/workshop, the proposed development would be contrary to the provisions of Section 3.2 of Volume 2 of the Wexford County Development Plan 2022 – 2028. The proposed development would, therefore, be contrary to the proper planning and development of the area.



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

Dated this 27th day of January 2026

