



Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 2025/1085W

Appeal by Helios Sauna Limited against the decision made on the 22nd day of October, 2025 by Wexford County Council to refuse permission.

Proposed Development: Retention of a sauna facility, including a single mobile sauna, a booking kiosk, a changing area, along with all associated site works, all at Doogans Warren, Coast Road, Rosslare Strand, County Wexford.

Decision

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

Reasons and Considerations

1. Having regard to the location of the site within the sand dune area immediately adjoining Rosslare Strand and below a steep cliff embankment, the ad hoc nature of the facility, lacking coherence with its coastal setting and demonstrating a haphazard approach to site planning and design integration, it is considered that to permit the retention of the commercial sauna facility unit and booking kiosk cabin structure in this fragile coastal location would be premature pending the completion of the Rosslare Coastal Erosion Flood Relief Scheme which is presently being prepared under the stewardship of Wexford County Council and the Office of Public Works. The current proposal would be contrary to specific Objectives CZM30, FRM07 and FRM08 of the Wexford County Development Plan 2022-2028 which identifies areas at risk of coastal erosion and flooding and includes Rosslare and would also be contrary to the Coastal zone management Objective CZM34 in relation to coastal erosion risk and coastal protection works. The Commission is, therefore, not satisfied, on the basis of the information submitted, that the sauna development proposed to be retained would not be likely to have a significant adverse effect on the Rosslare Strand coastline, would establish an undesirable precedent for similar future developments, and would, therefore, be contrary to the proper planning and sustainable development of the area.



2. It is considered that, taken in combination with and particularly when viewed from the Beach area to the east of the site and from the viewing points along the Cliff Road to the west of the site, the existing sauna unit and booking kiosk structure is visually prominent within this highly sensitive landscape and would adversely impact the visual character of this highly sensitive landscape. The development proposed to be retained would be contrary to Policy Objectives TM24, L04 and L06 of the Wexford County Development Plan 2022-2028, would establish an undesirable precedent for similar future commercial development, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

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

Dated this 26th day of March 2026.