



An  
Coimisiún  
Pleanála

**Commission Order  
PL-500333-WX**

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**Planning and Development Act 2000, as amended**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 2025/1131/W**

**Appeal** by Daniel Rahman and Jade Murphy against the decision made on the 31<sup>st</sup> day of October, 2025 by Wexford County Council to refuse permission.

**Proposed Development:** Construction of a house, garage and associated site works, all at Ballytarsna, Ballybeg, Gorey, 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 documentation submitted with the planning application and the appeal, the Commission is not satisfied that the applicants have demonstrated a rural housing need to live at this location, as required by Objective SH39 and the rural housing policy provisions of the Wexford County Development Plan 2022-2028. In particular, in the case of proposals in the upland landscape, the relevant policy requires that the subject site be within three kilometres of the residence in which the applicant has lived, whereas the applicants have stated that their family home is approximately four kilometres from the site. The Commission is, therefore, not satisfied that the proposed development would comply with the rural housing need criteria applicable to the highly sensitive upland area in which the site is located. Furthermore, having regard to the designation of the subject lands within a highly sensitive upland area in the Wexford County Development Plan 2022–2028, and the requirements of Objectives SH40 and SH43 and the associated landscape policy provisions, it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

  
Liam McGree

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

Dated this 4<sup>th</sup> day of APRIL 2026.