

Planning and Development Acts 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 20251083

APPEAL by Fiona and Killian Kavanagh against the decision made on the 13th day of May 2026 by Wexford County Council to grant, subject to conditions, a permission to Tom Morrissey.

Proposed Development: Construction of a single storey dwelling with access from an existing laneway serving the site, bored well, on-site wastewater treatment system, and all associated site works, all at Tombrick, Castledockrell, Enniscorthy, County Wexford.

Decision

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

Reasons and Considerations

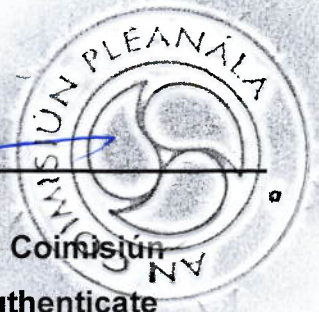
Having regard to the provisions of the Wexford County Development Plan 2022-2028, and in particular Objective SH43 which seeks to adopt a presumption against ribbon development, and Section 4.9.3 (Ribbon Development) which states that the planning authority will not allow more than five houses on any one side of a given 250 metres of road frontage,

regardless of the number of infill sites, and having regard to the provisions of the Sustainable Rural Housing Guidelines 2005, which recommend against the creation of ribbon development, and set out that ribbon development will exhibit characteristics such as “a high density of almost continuous road frontage type development, for example where five or more houses exist on any one side of a given 250 metres of road frontage”, it is considered that the proposed development would, by virtue of the proposal for a dwelling on an infill site between five existing dwellings, result in ribbon development, contrary to Objective SH43. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission noted the comments of the Inspector that, with the use of Google Maps, he estimated that the proposal would result in six houses over circa 260 metres of road frontage and would, therefore, not meet the description of ribbon development, that is five number houses over a 250-metre distance on a single side of the road. The Commission noted however that, in the context of the existing five houses over circa 260 metres of road frontage, the introduction of an additional house on an infill site between those houses, would result in five or more houses on one side of a given 250 metres of road frontage, at this rural location. The Commission therefore considered that the proposed development would be contrary to Objective SH43 of the development plan.


Mary Rose McGovern

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



Dated this 18th day of September 2026