

An
Coimisiún
Pleanála

**Commission Order
PL-501544-WX**

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 2026/0195W

Appeal by John and Maureen Conroy against the decision made on the 20th day of May, 2026 by Wexford County Council to refuse permission.

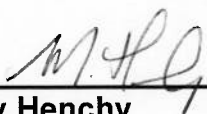
Proposed Development: Construction of a single storey dwelling and all associated site works, all at Inch, Castle Ellis, County Wexford.

Decision

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

Reasons and Considerations

The site is located in a rural Area Under Strong Urban Influence, as set out in the Wexford County Development Plan 2022-2028, which seeks to manage the growth of such areas to ensure that any development is based on a demonstrable social or economic need for the applicant to live in the rural area, in accordance with Objective SH39 of the development plan. The Commission is not satisfied, based on the documentation submitted in connection with the planning application and the appeal, that the applicants have demonstrated adequate rural linkage and housing need in accordance with the rural housing policy, as set out in Volume 1 Table 4.6 of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

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

Dated this *3rd* day of *September* 2026.