



Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 2026/0465W

Appeal by Niamh Doyle against the decision made on the 5th day of June, 2026 by Wexford County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a dwelling with services and domestic garage and all associated site and ancillary works, all at Island Upper, Rossminoge, County Wexford.

Decision

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to **REMOVE** condition number 3 and the reason therefor.

Reasons and Considerations

Having regard to the location of the site within the developed boundary of Cranford, which is identified as being a Level 4 Large Village within the Core Strategy of the Wexford County Development Plan 2022-2028, where the applicant is not required to demonstrate that they have a rural need, Section 3.3.5 of the Sustainable and Compact Settlements Guidelines for Planning Authorities (2024) which identifies that rural villages should promote and support housing that would offer an alternative to persons who might otherwise construct rural one off housing in the surrounding countryside in rural towns and villages, and the pattern of development in the area, it is considered that condition number 3 of the planning authority's decision requiring a Section 47 Occupancy Restriction is not warranted.

Mary Gurrie

Mary Gurrie

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this *05* day of *October* 2026.