

An
Coimisiún
Pleanála

Commission Order
PL-501699-WX-26

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 20260213W

APPEAL by Denis and Ellen Nolan against the decision made on the 16th day of June, 2026 by Wexford County Council to grant, subject to conditions, a permission to Gus and Orna Connick.

Proposed Development: Retention for a part-constructed single storey structure and permission for completion to form a two-storey three bedroom residential building to be used as a rental accommodation ancillary to the existing main dwelling house. Permission is also being sought for the installation of an effluent treatment system replacing the existing on-site system to cater for both on-site residential structures and all other associated site works at Camaross, Kilgarvan (E.D.), County Wexford.

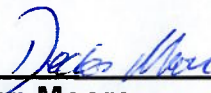
Decision

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

Reasons and Considerations

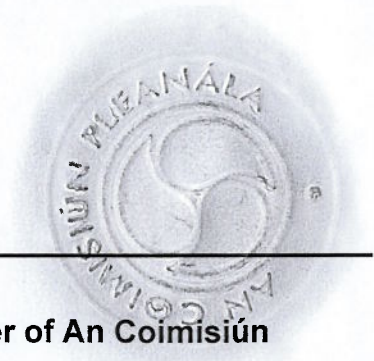
1. The Applicant has not provided sufficient justification as to the need to provide additional accommodation at this location. If permitted, the proposed development would be the second dwelling on the site and the third within the applicant's modest landholding. The Commission is not satisfied that the building layout, orientation and private open space as proposed would not result in poor quality of residential amenity for the occupants of the adjacent dwelling on site. And, in the absence of an appropriately detailed planning case and supporting planning justifications, it is considered that the proposed development contravenes Rural Diversification Objectives ED105 and ED107 and Rural Based Tourism Objective TM19 and Tourism Accommodation Objective TM56 of the Wexford County Development Plan 2022-2028, would serve to create an undesirable precedent for similar cases elsewhere and would, therefore, not be in accordance with the proper planning and sustainable development of the area.

2. Having regard to the soil conditions and high water table, the Commission is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated or disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.



Declan Moore

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



Dated this 13th day of October 2026