



An
Bord
Pleanála

**Board Direction
PL26.247177.**

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 5th 2017.

The Board decided to refuse permission by margin of 2:1 generally in accordance with the Inspector's recommendation, as set out in the reasons and considerations below.

Reasons and Considerations.

Having regard to the location of the site on industrially zoned lands within an established industrial estate, served by good transport networks, it is considered that the proposed development would result in a non-industrial use of the site, not normally permitted in this industrial zone, would result in the loss of valuable industrial floor space and would, by reason of its specific locational requirements for a clean environment, restrict the future use and expansion of adjacent sites within the industrial estate. The proposed development would, therefore, materially contravene the provisions of the Wexford Town Development Plan 2009-2015 (as extended), would create an undesirable precedent for further similar development, would undermine the role and function of the industrial estate and would be contrary to the proper planning and sustainable development of the area.

Board Member _____

Date: 05.01.17

Paul Hyde

