



An
Bord
Pleanála

Board Direction
PL.26.247532

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 6th 2017.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. The proposed leisure use is not permitted with lands zoned for commercial use in the Wexford Town and Environs Development Plan. The development would therefore be contrary to Section 11.02 Land Use Zoning and Section 11.03 Zoning Matrix Table of the Wexford Town and Environs Development Plan 2009-2015 (extended to 2019) and the proposed development, by reason of its location outside, and remote from, the town centre of Wexford and extent of car parking to be provided would have an adverse impact on the vitality and viability of the existing town centre of Wexford and therefore would be contrary to the overall objectives of the .Wexford County Retail Strategy, and to the objectives of the current Development Plan for the area and therefore be contrary to the proper planning and sustainable development of the area.

2. The design and layout of the proposed development fails to meet the standard required for a building located at the junction of a Radial route (Rosslare Road) and would result in a poor urban form. The development would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board accepted the decision of the Planning Authority and considered that by reason of conflict with zoning provisions, location and design the proposed development would not be in accordance with the proper planning and sustainable development of the area.

**Board
Member**

Date:06.03.17

Paul Hyde