

An
Bord
Pleanála

Board Direction
BD-018650-25
ABP-320547-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2025.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

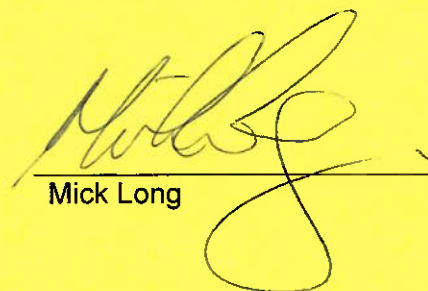
Reasons and Considerations

The site is located in the centre of Wexford Town which is a regional Key Town and the primary retail centre in the county. The site is identified in the Retail Strategy of the Wexford County Development Plan 2022-2028, as an 'Opportunity Site' for future development. Objective WX05 of the plan is to encourage the reuse of underutilised sites in Wexford town and the plan further states that the redevelopment of car parking sites in prime town centre locations are identified for retail and / or commercial town centre uses.

Furthermore, the Wexford County Development Plan includes objectives to promote compact development including objective TV36 to increase the number of people living and working in towns through methods such as redeveloping existing sites more intensively, and objective TV55 to support development that adds to the vitality and vibrancy of towns and villages.

The proposed development for continued use of the site for car park would compromise the future development potential of this underutilised town centre site close to the retail core. The proposed development would therefore be contrary to objectives WX05, TV36 and TV55 of the Wexford County Development Plan 2022-2028 and would seriously injure the amenities of property in the vicinity and the proper planning and sustainable development of the area.

Board Member


Mick Long

Date: 15/01/2025