

An  
Coimisiún  
Pleanála

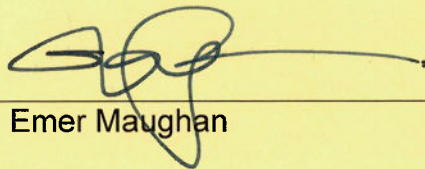
**Direction**  
**CD-022145-26**  
**ABP-322767-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 1<sup>st</sup> May 2026.

The Commission decided, in a 2:1 majority decision, to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

**Planning**

**Commissioner:**

  
Emer Maughan

**Date:** 05/05/2026

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the location of the site within the 'existing built up area' of Wexford on serviced lands, the provisions of the Wexford County Development Plan 2022-2028, specifically Objectives CS06, CS19, WT01 and ED60, the established pattern of commercial and light industrial development in the surrounding area, the nature and scale of the proposed development, the proximity of the site to a protected structure, the coast and the presence of archaeology on the site, it is considered that, subject to compliance with the conditions set out below, the proposed

development would not result in the creation of a traffic hazard, would not seriously injure the visual amenity or archaeological resource of the area and would not unduly impact on the setting or character of the nearby protected structure. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Appropriate Assessment**

In screening the need for Appropriate Assessment, the Board determined that the proposed development could result in significant effects on the following European sites in view of the conservation objectives of those sites and that Appropriate Assessment under the provisions of S177U was required:

- Slaney River Valley Special Area of Conservation,
- Wexford Harbour and Slobs Special Protection Area,
- Raven Point Nature Reserve Special Area of Conservation,
- The Raven Special Protection Area, and
- Seas off Wexford Special Protection Area.

Following an examination, analysis and evaluation of the Natura Impact Statement and all associated material submitted, the Board considered that adverse effects on site integrity of the five number European sites can be excluded in view of the conservation objectives of these sites and that no reasonable scientific doubt remains as to the absence of such effects.

Conclusion is based on the following:

- Detailed assessment of construction and operational impacts.
- The conservation interest features considered in the Appropriate Assessment.

- The proposed development will not affect the attainment of conservation objectives for the European sites or prevent or delay the restoration of favourable conservation condition.
- Effectiveness of mitigation measures proposed and adoption of a Construction Environmental Management Plan.

## **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 28<sup>th</sup> day of March 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The mitigation measures contained in the submitted Natura Impact Statement (NIS), shall be implemented.

**Reason:** To protect the integrity of European Sites.

3. The following shall be complied with:
  - (a) All mitigation measures in relation to archaeology and cultural heritage as set out in the Archaeological Assessment by Maurice F. Hurley dated February 2025 submitted as further information to the planning authority shall be implemented in full, except as may otherwise be required in order to comply with the conditions of this permission. The planning authority and the National Monuments Service shall be furnished with a final

archaeological report describing the results of any archaeological investigative work/ excavation required, following the completion of all archaeological work on site and any necessary post-excavation specialist analysis. All resulting and associated archaeological costs shall be borne by the developer.

- (b) Within two months of the grant of permission a revised drawing at 1:500 scale shall be submitted for the agreement of the planning authority which clearly shows the position of the archaeological features as identified in the reports received and the 15 metre buffer/exclusion zone around the circular enclosure. This shall include appropriate landscaping and boundary treatments.
- (c) The developer shall engage a suitably qualified (licensed eligible) archaeologist to monitor (licensed under the National Monuments Acts) all site clearance works, topsoil stripping, groundworks, and/or the implementation of agreed preservation in-situ measures associated with the development, following consultation with the Local Authority Archaeologist or the National Monument Service (NMS). Prior to the commencement of such works the archaeologist shall consult with and forward to the Local Authority archaeologist or the NMS as appropriate a method statement for written agreement. The use of appropriate tools and/or machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the National Monuments Service, regarding appropriate mitigation (preservation in-situ/excavation).
- (d) The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer.
- (e) Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service shall be furnished with a final

archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.

**Reason:** To ensure the continued preservation either in situ or by record of places, caves, sites, features or other objects of archaeological interest.

4. Details of the materials, colours and textures of all the external finishes to the proposed structures including boundary treatments shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The external cladding shall be in neutral colours such as grey or off white.

**Reason:** In the interest of visual amenity and to ensure an appropriate high standard of development.

5. The landscaping scheme shown on drawing numbers 24/MORCE/DM/R/001 and 24/MORCE/DM/R/002, as submitted to the planning authority on the 11<sup>th</sup> day of November, 2024 shall be carried out within the first planting season following substantial completion of external construction works.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development or until the development is taken in charge by the local authority, whichever is the sooner, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of residential and visual amenity.

6. Upon completion of the development and prior to the taking in charge of the road infrastructure, the developer shall complete Stage 3 and 4 Road Safety Audits, to be carried out by an independent, approved and certified auditor.

Recommendations contained in the Road Safety Audit and agreed actions shall be signed off by the audit team and agreed in writing with the planning authority.

**Reason:** In the interest of pedestrian and traffic safety.

7. (a) The access road serving the proposed development including turning bays, junctions, parking areas, footpaths, lighting and kerbs shall comply with the detailed construction standards of the planning authority for such works.
- (b) Details of all locations materials and signage to be used shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of amenity and of traffic and pedestrian safety.

8. Prior to the commencement of development the developer shall enter into a connection agreements with Uisce Éireann to provide for a service connections to the public water supply and wastewater collection network.

**Reason:** In the interest of public health and to ensure adequate water/wastewater facilities.

9. The attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

**Reason:** In the interest of public health.

10. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice

for the development, including:

- (a) location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;
- (b) location of areas for construction site offices and staff facilities;
- (c) details of site security fencing and hoardings;
- (d) details of on-site car parking facilities for site workers during the course of construction;
- (e) details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;
- (f) measures to obviate queuing of construction traffic on the adjoining road network;
- (g) measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;
- (h) alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works;
- (i) details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- (j) containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- (k) off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;
- (l) means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains; and
- (m) a record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority;

**Reason:** In the interest of amenities, public health and safety and environmental protection.

11. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.