

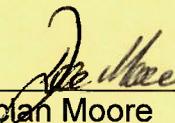
An
Coimisiún
Pleanála

Direction
CD-021462-25
ACP-323192-25

The submissions on this file and the Inspector's report were considered at a meeting held on 02/12/2025.

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

Planning Commissioner:


Declan Moore

Date: 04/12/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the Recreation and Open Space Strategic Objectives ROS03, RSO05 and RSO11 of the Wexford County Development Plan 2022 – 2028 (the CDP) and the hierarchy of public open spaces set out in Table 14.1 of the CDP, the absence of a single suitably sized neighbourhood park is contrary to the requirements set out in the CDP and it is considered that the proposed development would seriously injure the residential amenity of future residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development is considered to be premature and prejudicial to public health pending an assessment of the full details of the pumping station's design, capacity, location, security measures and timescales for construction and operation; evidence of the written consent of Uisce Éireann to the pumping station design, capacity, location, security measures and timescales for construction and operation, and its suitability to connect to Uisce Éireann infrastructure. The impacts of the operation of the facility, if found feasible, on the residential amenity of the occupants in the adjacent Block A2 (in particular) will need to be assessed. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Commission was not satisfied that the residential amenity of the occupants of Block A1 and A2 (private and communal amenity space) or the safety of pedestrians, including young children attending the creche, has been adequately assessed, but given the substantive reason for refusal (public open space) did not seek any further information in this regard.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission was not minded to omit dwellings from the proposal to achieve the required quantum of open space as a Neighbourhood Park. The Commission did not favour amending the proposed development by condition, noted that the amount of open space that could be made available and its potential usability given the site's topography is unclear, its location adjacent a proposed wastewater pumping station rather than a more central position within the development is not considered appropriate, the density of the development would drop below the minimum 30 dph required, adjustments to other areas of open space may be required to achieve the 15% required, and the potential impacts on residential amenity for adjacent occupants would need to be assessed.