



An
Coimisiún
Pleanála

Direction
CD-021650-26
ACP-323521-25

The submissions on this file and the Inspector's report were considered at a meeting held on 06/01/2026.

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

Planning

Commissioner:

Date: 06/01/2026

Tom Rabbette

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. (a) It is considered that pedestrian connectivity required to serve the proposed development remains unresolved as there is currently no pedestrian infrastructure along the Ballyboggan Road to the north connecting the application site to Wexford town centre and the pedestrian connectivity via Ard Na Sláine residential development to the south is indicative only in the plans and particulars submitted with the application and works required to provide for this critical pedestrian connectivity are outside the application site's red line boundary. The proposed development would therefore generate pedestrian movements along the

Ballyboggan Road that would endanger public safety by reason of traffic hazard.

- (b) It is considered that the proposed vehicular access off the Ballyboggan Road to the development represents a substandard form of access arrangement by reason of a transition from 2 lanes to a single lane for c. 45 metres with a vehicular wait area. The proposed development would endanger public safety by reason of traffic hazard along this access lane.

2. Objective ROS11 of the Wexford County Development Plan 2022-2028 requires the provision of good quality, accessible, well located and functional open spaces in new residential developments in association with guidelines, including the Sustainable Residential Development and Compact Settlement' Guidelines for Planning Authorities (2024). Section 5.3.3 of the guidelines require public open spaces to form an integral part of the design and layout of a development. Having regard to the proposed layout, which would result in excessive areas of poorly designed and narrow tracts of open space, situated to the rear and side of dwellings which would not be overlooked or lit, it is considered that the layout of the proposed development would not be in accordance with Objective ROS11 of the Wexford County Development Plan 2022-2028 or Section 5.3.3 of the Sustainable Residential Development and Compact Settlement Guidelines. Furthermore, the lack of passive surveillance would represent a poor relationship between dwellings and open space and would result in a poor quality of open space and residential amenity. The proposed development would be contrary to the objectives of the development plan and national guidance, and would, therefore, be contrary to the proper planning and sustainable development of the area.