



An
Coimisiún
Pleanála

Commission Direction
CD-000110
PL-500171-WX

The submissions on this file and the Inspector's report were considered at a meeting held on 16 February 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order.

Planning Commissioner:

Eamonn James Kelly

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Date:

16th day of February 2026

Reasons and Considerations

Having regard to the provisions of the Wexford County Development 2022-2028, specifically Volume 2, Sections 5.10.1 in relation to retail development and Volume 8, Section 6.4.5 in relation to the development of local shops, the nature and modest scale of the subject development, it is considered that subject to compliance with the conditions set out below, the proposed development, would not detract from the largely residential character in the vicinity, would not seriously

injure the amenities of the area or of property in the vicinity, would not detract from the retail function of the town centre or impede the future development of a high quality vibrant town centre nor result in the creation of a traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out in accordance with the plans and particulars lodged with the planning application on the 21st day of May 2025, as amended by the further plans and particulars received by the planning authority on the 10th day of September 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. Precise details of the proposed signage above the street window of the proposed neighbourhood shop shall be submitted for the written agreement of the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

3. The use of external roller shutters shall not be permitted in the front window feature of the neighbourhood shop. Security shutters should be mounted inside the window display. Traditional grills or railings on the street facing window would be permissible.

Reason: In the interest of visual amenity.

4. The neighbourhood shop hereby permitted shall only be open for use between the hours of 0730 and 1800 Mondays to Saturdays and from 0800 to 1500 hours on Sundays and public holidays, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of clarity.

5. All waste generated by the proposed neighbourhood shop in use shall be disposed of to an authorised waste facility which is suitably licensed.

Reason: In the interest of public health.

6. The external finishes of the proposed neighbourhood shop shall be consistent with those of the residential dwelling within the subject site or otherwise to be agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

7. The proposed neighbourhood shop shall not be sold, sub-let or rented out or otherwise transferred or conveyed, save as part of the residential unit on site.

Reason: In the interests of proper planning and sustainable development.

8. 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.