

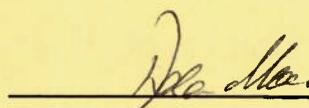
An
Coimisiún
Pleanála

Commission Direction
CD-000914
PL-501060-WX-26

The submissions on this file and the Inspector's report were considered at a meeting held on 17 July 2026.

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

Planning Commissioner:



Declan Moore

Date:

21st day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the planning history on the site (Phase 1 of an industrial development of 5 buildings) and its location within an industrial estate, directly adjoining an established business park and a light industrial manufacturing facility, and to Objectives ED42, ED51 and ED53 of the Wexford County Development Plan 2022-2028, it is considered that the proposed development, which is almost entirely residential in nature, would give rise to an unacceptable land use conflict and would prejudice the future development of industrial/employment lands in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development seeks to realign the existing main spine access road leading from the junction with the Whitemill Industrial Estate Road/Clonard Road and to provide for the future shared use of this access road by the subject scheme, Westpoint Business Park and also by a further proposed residential development of 92 number units to the immediate west/south-west. Having regard to the design and layout of that road, its shared use, and particularly the design and layout of the proposed 3-arm junction at the terminus of the main access road to the north of the site, it is considered that the proposal would endanger public safety by reason of traffic hazard and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists. The proposed development

would, therefore, be contrary to the proper planning and sustainable development of the area.

3. On the basis of the information provided with the application and appeal and in the absence of a Natura Impact Statement, the Commission cannot be satisfied that indirect water quality impacts arising from the construction phase of the proposed development individually, or in combination with other plans or projects, would not result in adverse effects on the integrity of the Slaney River Valley Special Area of Conservation (Site Code: 000781) or on that of Wexford Harbour and Slobbs Special Protection Area (Site Code: 004076) in view of those sites' Conservation Objectives. In such circumstances the Commission is precluded from granting approval/permission under the provisions of Article 6(3) of the Habitats Directive (92/43/EEC).