

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wexford County

Planning Register Reference Number: 2016/0152

An Bord Pleanála Reference Number: PL 26.247177

APPEAL by Fresenius Medical Care (Ireland) Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 3rd day of August, 2016 by Wexford County Council to refuse permission.

PROPOSED DEVELOPMENT: Change of use of the existing 618.1 square metres gross unit from manufacturing use to use as a renal dialysis unit. The proposed development includes upgrades to the existing façades of the unit, provision of a new entrance lobby (of 5.4 square metres) to the south (front) of the building, minor amendments to the site layout/configuration including the use of 19 number existing car parking spaces, and all associated and ancillary works including internal amendments to the unit. The gross floor area of the building will increase from 618.1 square metres to 623.5 square metres. the application also proposes one number non-illuminated sign to the south elevation, all on a 0.397 hectare site at the former Acorn Fashions unit, Whitemill Industrial Estate, Clonard Road, Wexford, County Wexford. The site is accessed from Clonard Road.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the location of the site on industrially zoned lands within an established industrial estate, served by good transport networks, it is considered that the proposed development would result in a non-industrial use of the site, not normally permitted in this industrial zone, would result in the loss of valuable industrial floor space and would, by reason of its specific locational requirements for a clean environment, restrict the future use and expansion of adjacent sites within the industrial estate. The proposed development would, therefore, materially contravene the provisions of the Wexford Town Development Plan 2009-2015 (as extended), would create an undesirable precedent for further similar development, would undermine the role and function of the industrial estate and would be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017.