

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

## Wexford County

**Planning Register Reference Number: 20160929**

An Bord Pleanála Reference Number: PL 26.247532

**APPEAL** by Omniplex Holdings care of Ian Doyle of 16 Rose Park, Wexford Town, County Wexford against the decision made on the 12<sup>th</sup> day of October, 2016 by Wexford County Council to refuse permission.

**PROPOSED DEVELOPMENT:** The erection of four units (Unit 1 – 381.2 square metres, Unit 2 – 272.5 square metres, Unit 3 – 272.5 square metres and Unit 4 – 272.5 square metres) for use as restaurant and/or leisure/entertainment use together with 146 number car parking spaces and all associated works at Old Rosslare Road, Drinagh, County Wexford.

## 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

1. The proposed leisure use is not permitted with lands zoned for commercial use in the Wexford Town and Environs Development Plan. The proposed development would be contrary to Section 11.02 Land Use Zoning and Section 11.03 Zoning Matrix Table of the Wexford Town and Environs Development Plan 2009-2015 (extended to 2019) and the proposed development, by reason of its location outside, and remote from, the town centre of Wexford and extent of car parking to be provided would have an adverse impact on the vitality and viability of the existing town centre of Wexford, would be contrary to the overall objectives of the Wexford County Retail Strategy, and to the objectives of the current Development Plan for the area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The design and layout of the proposed development fails to meet the standard required for a building located at the junction of a Radial route (Rosslare Road) and would result in a poor urban form. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board accepted the decision of the planning authority and considered that, by reason of conflict with zoning provisions, location and design, the proposed development would not be in accordance with the proper planning and sustainable development of the area.

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

**Dated this                      day of                      2017.**