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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20171345**

**APPEAL** by Poundland Limited trading as Dealz care of Ian Doyle Planning Consultant, Woodleigh, Cornwall, Killurin, Enniscorthy, County Wexford against the decision made on the 1<sup>st</sup> day of December, 2017 by Wexford County Council to refuse permission.

**Proposed Development**

Temporary Permission for retention of: change of use of 488 square metres from retail warehousing to "shop "specialist retail, internal alteration consisting of the erection of internal walls, retention of signage and all associated works at Unit 5, Wexford Retail Park, Clonard Little, Wexford.

**Decision**

**REFUSE** permission for the above proposed development in accordance with 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 zoning provisions of the Wexford Town and Environs Development Plan 2009–2019 for the area within which the site is located, 'Objective K' (Bulky Goods), the 'Retail Planning Guidelines for Planning Authorities', issued by the Department of the Environment, Heritage and Local Government in January, 2012, the Wexford Retail Strategy and the retail hierarchy set out in the Wexford County Development Plan 2013–2019, it is considered that the change of use to be retained would be contrary to the policies and objectives aimed at restricting the role of retail warehousing to the retailing of bulky goods and would seriously injure the vitality and viability of Wexford Town Centre. The change of use to be retained would materially contravene the zoning objectives as set out in the Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Michelle Fagan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2018.**