

An  
Bord  
Pleanála

## Board Order ABP-316064-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wexford County Council**

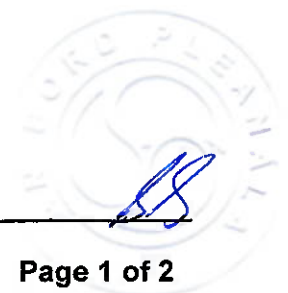
**Planning Register Reference Number: 2022/1719**

**Appeal** by Gerard Heaney care of Circa Design of Killeens Lane, Killeens, Wexford against the decision made on the 17<sup>th</sup> day of February, 2023 by Wexford County Council to refuse permission.

**Proposed Development:** Change of use from offices to childcare and adult care, including alterations to provide internal lift, accessible entrance ramp and steps, an external fire escape stairs, rearrangement of the car park with set-down and minor elevational changes together with all associated and ancillary site works, all at Whitemill Industrial Estate, Whitemill North, Wexford Town.



### **Decision**

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



## Reasons and Considerations

Based on the documentation submitted with the planning application and the appeal, it is considered that the proposed development would result in the introduction of an incompatible use within an existing industrial estate, would prejudice the future and existing viability of the industrial estate, and would be contrary to policies and objectives ED39, ED40, ED42 and ED53 of the Wexford County Development Plan 2022-2028, which acknowledge the importance of maintaining a strong economic base within and close to Wexford Town, and fostering a clustering approach to similar type enterprises in a geographical location where businesses can interrelate with similar enterprises and suppliers. The proposed development would undermine the role and function of the industrial estate and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this *5<sup>th</sup>* day of *March* 2024.