

An
Bord
Pleanála

Board Order ABP-318138-23

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 2022/1693

Appeal by Joyces Wexford Limited care of Tom Phillips and Associates of Suites 437 and 455, 1 Horgan's Quay, Waterfront Square, Cork against the decision made on the 6th day of September, 2023 by Wexford County Council to grant subject to conditions a permission to Samia Limited care of Arcadia Architects of Ardavan, Wexford.


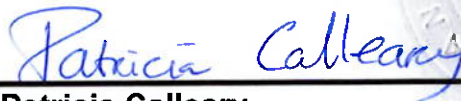
Proposed Development: Erection of a fully serviced two-storey building attached to the side of the existing retail warehouse unit (Home Store+More). The proposed new building will comprise of a retail unit at ground floor level, offices at first floor level, alterations to existing car park and signage, all with associated and ancillary site works, all at Clonard Retail Park, Wexford, County Wexford.

Decision

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

Reasons and Considerations

Having regard to the established development pattern in the area for bulky goods retail, 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 contained in Volume 8 of the Wexford County Development Plan 2022-2028, and Objective ED50 as set out in the development plan, it is considered that the proposed retail and office development would be contrary to the policies and objectives aimed at restricting the role of retail warehousing parks to the retailing of bulky goods and would seriously injure the vitality and viability of Wexford Town Centre. The proposed development would conflict with National and Local policy and would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

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

Dated this 17th day of December 2024.