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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20230678**

**APPEAL** by Edward Lynch and Shane Lynch care of The Planning Partnership of The Coach House, Dundanion, Blackrock Road, Cork against the decision made on the 13<sup>th</sup> day of December, 2023 by Wexford County Council to refuse permission for the proposed development.

**Proposed Development:** Permission for the construction of a mixed-use development comprising two number buildings totalling 6,577.4 square metres gross floor space (to include Comparison Bulky Goods Retail, Residential, Medical/Health Care, Pharmacy, Shop, Restaurant/Delicatessen and Hair/Beautician) at a site of approximately 1.26 hectares. The development will consist of: (1) a single level retail warehouse building (3,676.4 square metres gross floor space) of two storey equivalent height and comprising five number comparison bulky goods retail units (totalling 2,625.1 square metres of net retail floor space) with signage (63 square metres), (2) a mixed-use residential and commercial building (2,901 square metres gross floor space) ranging in height between three and four storeys, comprising: (a) Pharmacy with mezzanine floor (345 square metres gross retail floor space and 310.5 square metres net retail floor space), Shop (203.6 square metres gross retail floor space and net retail floor space of 183.2 square metres), Restaurant/Delicatessen (170 square metres.), Hair/Beautician Salon (164.5

square metres), all at ground floor and accessed from the surface car park area, including access lobbies with stairs and lifts to Medical/Health Care Units at first floor and residential apartments at second and third floor, (b) two number Medical/Health Care units (Unit 1: 389.2 square metres and Unit 2: 366.4 square metres) at first floor, accessed from the surface car park area via access lobbies with stairs and lifts as well as level own-door access from Clonard Road, including staircases and lifts to residential apartments on second and third floors accessed from Clonard Road, (c) eight number two-bedroom apartments (ranging from 76 square metres to 96 square metres) at second floor with private balconies, including staircase and lift to residential apartments on second floor, (d) two number two-bedroom apartments (84 square metres and 96 square metres respectively) at third floor with private balconies, (3) surface car park area with 95 number vehicular parking spaces (eight number disabled, 19 EV-Charging and 68 number regular) and 36 number bicycle spaces and (4) boundary treatments, public realm to include hard and soft landscaping and pedestrian walkways and permeability, services (including underground surface water attenuation storage), site and public lighting, and all other ancillary and associated site development works above and below ground level. Primary vehicular and pedestrian access to the proposed development will be provided via a new site entrance from the existing Wexford Retail Park Access Road from Clonard Village Road. Dedicated pedestrian access to the proposed development will be provided from Clonard Road, linking to the overall Wexford Retail Park, all at Wexford Retail Park, Clonard Village Road and Clonard Road, Clonard Little, Wexford, County Wexford.

## **Decision**

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

## **Reasons and Considerations**

1. Having regard to Section 5.10.2 of Volume 2 of the Wexford County Development Plan 2022-2028 which states that no further bulky goods retail parks are considered to be required, Objective WXC17 of the Wexford Retail Strategy 2021-2027 in Volume 8 of the said plan where there is a presumption against out-of-town warehousing, and the existing retail parks in the area, it is considered that the proposed development of five number comparison bulky goods retail warehousing units, would lead to a predominance of retail warehousing in the area which would not be in accordance with the provisions of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

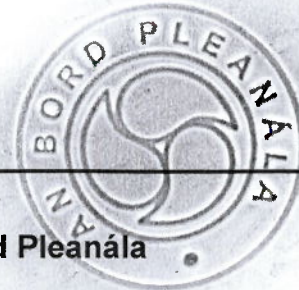
2. Having regard to the Sustainable Urban Design Standards for New Apartments Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in July 2023, it is considered that the design and layout of the proposed mixed-use block which includes 10 no. apartments would lead to a substandard form of residential development, lacking in the provision of public and communal open space and appropriate bin storage facilities. Furthermore, it is considered that the access arrangements for residents via a retail car park and outlook of the south facing apartments onto the car park would not constitute a high quality living environment and as such would be contrary to Objective SH02 of the Wexford County Development Plan 2022-2028 which aims, inter alia, to ensure that all new residential developments provide a high quality living environment with attractive and efficient buildings which are located in a high quality public realm. As such, the proposed development would be contrary to the proper planning and sustainable development of the area.

*Mary Gurríe*

**Mary Gurríe**

**Member of An Bord Pleanála**

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



**Dated this 28 day of April 2025.**