



An  
Bord  
Pleanála

## Board Order ABP-320547-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 2024/0614**

**Appeal** by ALUT Limited care of Circa Design of Killeens Lane, Killeens, Wexford, County Wexford against the decision made on the 19<sup>th</sup> day of July, 2024 by Wexford County Council to refuse permission.

**Proposed Development:** Continued use of existing car park together with all associated and ancillary site works, all at South Main Street Car Park, Stonebridge Lane, South Main Street, Wexford, County Wexford.

### Decision

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

## Reasons and Considerations

The site is located in the centre of Wexford Town which is a regional Key Town and the primary retail centre in the county. The site is identified in the Retail Strategy of the Wexford County Development Plan 2022-2028, as an 'Opportunity Site' for future development. Objective WX05 of the Development Plan is to encourage the reuse of underutilised sites in Wexford town and the Plan further states that the redevelopment of car parking sites in prime town centre locations are identified for retail and / or commercial town centre uses.

Furthermore, the Wexford County Development Plan includes objectives to promote compact development including objective TV36 to increase the number of people living and working in towns through methods such as redeveloping existing sites more intensively, and objective TV55 to support development that adds to the vitality and vibrancy of towns and villages.

The proposed development for continued use of the site for car park would compromise the future development potential of this underutilised town centre site close to the retail core. The proposed development would be contrary to objectives WX05, TV36 and TV55 of the Wexford County Development Plan 2022-2028, would seriously injure the amenities of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Mick Long**

**Member of An Bord Pleanála**

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

Dated this 20<sup>th</sup> day of January 2025.