



Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 20241358

Appeal by Catherine Cunningham of “Carrig View”, Newtown Road, Wexford against the decision made on the 9th day of July, 2025 by Wexford County Council to grant subject to conditions a permission to Newmount Homes Limited care of Dermot Troy Design of Gentstown, Tomhaggard, County Wexford in accordance with plans and particulars lodged with the said Council.

Proposed Development: A 10-year planning permission for a proposed residential development and creche facility, to be completed over six phases, consisting of the following: (a) 103 number dwelling houses, consisting of: 17 number two-bedroom houses, 52 number three-bedroom houses, 30 number four-bedroom houses, four number five-bedroom houses, total floor area circa 15,340.9 square metres; (b) Block A1, mixed-use block over four floors comprising: circa 289.5 square metres 34 child-place creche at ground and first floors, two number one-bedroom apartments, three number two-bedroom apartments, two number three-bedroom duplex apartments, associated circulation, plant, secure bicycle and bin storage, and communal amenity space roof terrace. Block A1 total floor area circa 1,033.4 square metres; (c) Block A2, residential block over four floors comprising: five number one-bedroom apartments, 10 number two-bedroom apartments, associated

circulation, plant, secure bicycle and bin storage and communal amenity space roof terrace. Block A2 total floor area circa 1,405.4 square metres; (d) widening of Glenville Road (L-7603-1) to six metres for the entire length of the development boundary; (e) two metres bicycle path along Glenville Road (L-7603-1) for the entire length of the development boundary; (f) vehicular access to development from Glenville Road (L-7603-1); (g) temporary construction access to the development site from Glenville Road (L-7603-1); (h) pedestrian and cycle access to existing Active Travel infrastructure on Newtown Road (R769); (i) all internal roadways, footpaths, road signage and markings, pedestrian connections, parking areas, bicycle stands, public amenity spaces, biodiversity trail, amenity spine, formal and informal play areas, hard and soft landscaping and boundary treatments; (j) installation of a wastewater pumping station (WWPS) and connection to Uisce Éireann infrastructure (waste and mains water) in accordance with confirmation of feasibility; (k) surface water/SuDS basins, attenuation, and controlled discharge strategy and (l) all associated and ancillary siteworks required to facilitate the development at Newtown Road and Glenville Road, Coolcots, ED Wexford Rural, 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 the Recreation and Open Space Strategic Objectives ROS03, RSO05 and RSO11 of the Wexford County Development Plan 2022-2028 (the CDP) and the hierarchy of public open spaces set out in Table 14.1 of the County Development Plan, the absence of a single suitably sized neighbourhood park would be contrary to the requirements set out in the County Development Plan and it is considered that the proposed development would seriously injure the residential amenity of future residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development is considered to be premature and prejudicial to public health pending an assessment of the full details of the pumping station's design, capacity, location, security measures and timescales for construction and operation, evidence of the written consent of Uisce Éireann to the pumping station design, capacity, location, security measures and timescales for construction and operation, and its suitability to connect to Uisce Éireann infrastructure. The impacts of the operation of the facility, if found feasible, on the residential amenity of the occupants in the adjacent Block A2 (in particular) will need to be assessed. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission was not minded to omit dwellings from the proposal to achieve the required quantum of open space as a Neighbourhood Park. The Commission did not favour amending the proposed development by condition, noted that the amount of open space that could be made available and its potential usability given the site's topography is unclear, its location adjacent a proposed wastewater pumping station rather than a more central position within the development is not considered appropriate, the density of the development would drop below the minimum 30 dph required, adjustments to other areas of open space may be required to achieve the 15% required, and the potential impacts on residential amenity for adjacent occupants would need to be assessed.



Declan Moore

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**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this *11th* day of *DECEMBER* 2025.