

An
Coimisiún
Pleanála

Commission Order
ACP-323733-25

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 20250840W

Appeal by Coalquay Leisure Limited against the decision made on the 29th day of August 2025, by Wexford County Council to refuse permission for the proposed development.

Proposed Development: Permission for the change of use of existing retail unit to amusement and entertainment centre with associated works at 98 North Main Street, Wexford.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the provisions of the Wexford County Development 2022-2028, specifically Policy in relation to Amusement Arcades in Section 5.10.7 of Volume 2, and the location of the proposal outside of the primary retail area of Wexford and having regard to retail objectives WX02, WX05, WX07 and WXC13 (Volume 8: Retail Strategy), in relation to the regeneration of the traditional town centre, the encouragement of the reuse of vacant buildings and supporting the diversity of uses that complement the vitality and activity and bring linked trips to the town centre, the current vacant status of the ground floor unit, the established commercial use of the site, the nature and limited scale of the subject development, and the existing pattern of commercial development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development would not contribute to a proliferation of amusement arcade and entertainment uses in the town centre, would not detract from the character or mix of uses in the vicinity, would not seriously injure the amenities of the area or of property in the vicinity, and would not detract from the retail function of the town centre or impede the future development of a high quality vibrant town centre. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and retained in accordance with the plans and particulars lodged with the planning application on the 7th day of July 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development, and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. No form of advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001 (as amended), shall be displayed or erected on the building exterior or inside the glazed window such that it is visible externally onto North Main Street without a prior grant of planning permission.

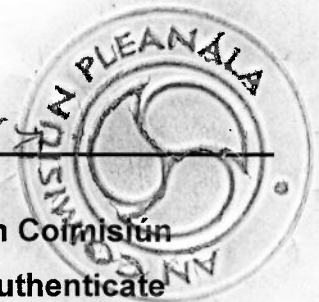
Reason: To allow further assessment of the impact of the permitted advertisement on the amenities of the area.

3. The amusement arcade and entertainment centre hereby permitted shall only be open for use between the hours of 1200 to 2300 Monday to Sunday, unless otherwise agreed in writing with the planning authority.

Reason: In the interest clarity.


Patricia Calleary

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



Dated this 21st day of January 2026.