

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 20260/021W

Appeal by Clonard Little Limited against the decision made on the 4th day of March, 2026 by Wexford County Council to refuse permission.

Proposed Development: Permission for the construction of a mixed residential development and associated works. The proposed development will consist of the construction of 92 number residential units (comprising nine number four-bedroom, 32 number three-bedroom, 17 number two-bedroom, and 34 number one-bedroom units) arranged across four number house types and five number apartment/maisonette blocks. A creche with a gross floor area of 223.8 square metres. Provision of 112 number car parking spaces (including 25 number EV spaces and 13 number disabled spaces) and 209 number bicycle parking spaces (157 number within two secure storage facilities and 52 number visitor spaces). Communal bin store, landscaping, boundary treatments, and all associated site development and infrastructural works, including alterations to the existing access road serving the adjoining business park, all at Clonard Little, Wexford Rural, County Wexford.

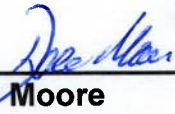
Decision

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

Reasons and Considerations

1. Having regard to the planning history of the site (Phase 2 of an industrial development of three buildings), and its location within an industrial estate, directly adjoining an established business park and a light industrial manufacturing facility, and Objectives ED42, ED51 and ED53 of the Wexford County Development Plan 2022-2028, it is considered that the proposed development, which is almost entirely residential in nature, would give rise to an unacceptable land use conflict and would prejudice the future development of industrial/employment lands in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development seeks to realign the existing access road leading from the junction with the Whitemill Industrial Estate Road/Clonard Road and to provide for the future shared use of this access road by the subject scheme, Westpoint Business Park, and by a further proposed residential development of 50 number units to the immediate north-east. Having regard to the design and layout of the access road, its shared use, and particularly the design and layout of car parking and the proposed three-arm junction at the terminus of the main access road to the north of the site, it is considered that the proposed development would endanger public safety by reason of traffic hazard and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Declan Moore

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

Dated this **23rd** day of **JULY** 2026.