

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 2026/0022W

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: Construction of 50 number residential units comprising 22 number three-bedroom, 16 number two-bedroom, and 12 number one-bedroom units, arranged across two number house types and three number apartment/maisonette blocks, including four number live-work units. Provision of 108 number car parking spaces (including 30 number EV spaces and 19 number disabled spaces) and 150 number bicycle parking spaces (120 number within a secure storage facility and 30 number visitor spaces). All associated site development works, boundary treatments, landscaping, and infrastructural connections, all at Clonard Little, Wexford Rural, County Wexford.

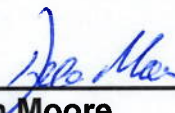
Decision

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

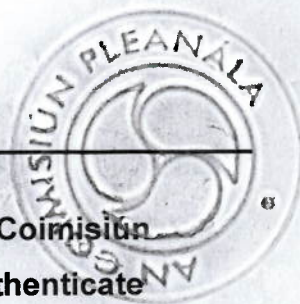
Reasons and Considerations

1. Having regard to the planning history of the site (Phase 1 of an industrial development of five 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 main spine 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 also by a further proposed residential development of 92 number units to the immediate west/south-west. Having regard to the design and layout of the access road, its shared use, and particularly the design and layout of 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.

3. On the basis of the information provided in connection with the planning application and the appeal, and in the absence of a Natura Impact Statement, the Commission cannot be satisfied that indirect water quality impacts arising from the construction phase of the proposed development, individually or in combination with other plans or projects, would not result in adverse effects on the integrity of the Slaney River Valley Special Area of Conservation (Site Code: 000781) or on that of the Wexford Harbour and Slobbs Special Protection Area (Site Code: 004076) in view of the Conservation Objectives for the sites. In such circumstances, the Commission is precluded from granting permission for the proposed development under the provisions of Article 6(3) of the Habitats Directive (92/43/EEC).


Declan Moore

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



Dated this 23rd day of July 2026.