



An  
Coimisiún  
Pleanála

# Inspector's Report

## ABP-322767A-25

<b>Development</b>	Construction of a warehouse and two-storey office building together with associated site works. The application is accompanied by a Natura Impact Statement (NIS).
<b>Location</b>	Drinagh North, Drinagh, Co. Wexford.
<b>Planning Authority</b>	Wexford County Council
<b>Planning Authority Reg. Ref.</b>	20241394
<b>Applicant(s)</b>	Store-All Logistics Limited
<b>Type of Application</b>	Planning permission
<b>Planning Authority Decision</b>	Grant permission with conditions
<b>Type of Appeal</b>	Third Party
<b>Appellant(s)</b>	Ann Nolan
<b>Observer(s)</b>	Store-All Logistics Limited
<b>Date of Site Inspection</b>	01 <sup>st</sup> September 2025
<b>Inspector</b>	Sarah O'Mahony

## 1.0 Introduction

- 1.1. This report is an addendum report to the Inspector's report in respect of ABP-322767-25 dated 17<sup>th</sup> September 2025.
- 1.2. On 15<sup>th</sup> October 2025 the board decided to defer the decision and request further information under Section 132 of the Planning and Development Act 2000, as amended, requiring the following:
  1. A Landscape and Visual Impact Assessment with verifiable views from the following locations:
    - a) Entrance to site from R730 towards proposed development
    - b) South garden area of protected structure (WBC0303) looking towards proposed development
    - c) Area of railway track opposite proposed development facing west towards proposed warehouse
    - d) Area to south of proposed development facing north
    - e) Midway point on access road to protected structure towards proposed development.
  2. An Architectural Heritage Impact Assessment prepared by a suitably qualified conservation architect assessing the impact of the proposed development on the character of the protected structure.
  3. East / west site sections from redline boundary (including boundary treatment) to blueline boundary to the east of the protected structure showing proposed development, landscaped berm, and protected structure.
  4. Details of operational noise.
- 1.3. This report considers the submissions made on foot of that request.

## 2.0 **Response of Relevant Parties/Observers to the Board's Decision to Request Further Information**

2.1. The first party response comprised:

- The requested photomontages prepared by Macroworks.
- A Landscape and Visual Assessment (LVIA) prepared by Macroworks.
- An Architectural Heritage Impact Assessment (AHIA) prepared by Consultant Archaeologist Dr. Maurice F. Hurley.
- Site section drawings as requested, and
- Details of the operational noise including a written response in the Agent's cover letter and a request for this to be read in conjunction with the technical note submitted with the original application titled 'E2322 – Noise Sensitivity Technical Note' prepared by Malone O'Regan Environmental.

## 3.0 **Further Submissions**

3.1. A third-party response from the appellant was submitted which raised the following issues:

- The photomontages and site sections demonstrate the scale of the building which is oppressive and incongruous with the landscape however the landscape report fails to cross reference the images and is therefore a flawed assessment. The images reinforce the appellant's view that the building is inappropriate for this location.
- Paragraph 1.6.3 of the landscape report states that the coastline falls within an area which is largely inaccessible to the public and therefore the impact will be minimal however it fails to refer to a proposed cycleway linking Rosslare to Wexford which changes the context of the visual assessment and invalidates the report.
- Paragraph 1.6.1 states that the land is currently farmland but is zoned and will be subject to future development with a masterplan for a commercial campus however there is no basis for this claim and the land is unzoned. Paragraph 1.5 also incorrectly refers to the land as zoned.

- A proposed hedgerow on the northern boundary will be ineffectual to provide screening of the 16m high building as claimed by the landscape report. The conclusions of the report are based on information which is selective and not representative of the true landscape environment.
- The photomontages or drawings were not cross referenced in the AHIA and the assessment is therefore flawed and cannot be relied upon.

## 4.0 Planning History Update

- 4.1. WCC Ref. 20240792 (ACP Ref. PL26.322458): Planning permission sought by Paula and Philip Stafford for the construction of a new entrance and access road to service 4 no. industrial zoned sites, modifications to the existing signalised junction on R730 Rosslare Road. Access road to include for footpath, on carriage cycle lane to each side of the carriageway. Proposed services in the access road to include a new surface water drainage network, foul sewer connection, potable water network, telecom network and all ancillary site works. The proposed works will include for a new entrance wall, boundary treatments, signage with all associated works including landscaping. The application will be accompanied by a Natura Impact Statement (NIS).
- 4.2. A notification to grant permission was issued by the Local Authority which was appealed by a third party to An Coimisiún Pleanála on 06<sup>th</sup> May 2025. A decision to grant permission, subject to 10no. standard conditions was made on 24<sup>th</sup> October 2025 which is after An Coimisiún Pleanála sought further information for this subject application.

## 5.0 Assessment

- 5.1. The AHIA sets out a description of Drinagh House, the protected structure situated adjacent to the site and notes the c.100m separation between it and the eastern boundary of the site where a landscaped berm would be positioned. It also notes how the dwelling is situated in low-lying lands and that its principal elevations are facing away from the site to the east and south. Views from within the grounds are already screened with mature trees at the west which frame formal gardens, amenity areas and secondary ranges of buildings and a courtyard. It states that the western

elevation facing the site is the least significant architecturally and has a modern glass sunroom extension.

- 5.2. The AHIA did not recommend any additional mitigation measures and concludes by stating:

*“By virtue of the low-level setting of this house, the orientation of the building, the presence of an existing screen of trees on the western side and the proposed landscape features (Figures 4 and 5) that have been designed to mitigate the visual impact, the impact on Drinagh House and its setting will be negligible.”*

- 5.3. Having reviewed the new information including the photomontages, site sections and all original material and having inspected the site, I agree with the conclusion drawn in the AHIA and refer the Commissioners to the conclusions drawn in Section 7.4 of my earlier report as follows:

*With regard to impacts to the protected structure, I note the provisions of Objective BH01 which seek to protect architectural heritage and consider the proposed separation distance of 50m between the proposed new structure and curtilage of the protected structure, together with existing mature trees surrounding the curtilage of the dwelling and proposed landscaping including a berm and hedgerow, is sufficient to protect the architectural integrity of the protected structure and that there would be little intervisibility between the structures.*

*In my opinion, the proposed building design is acceptable to the context of the site and will not detract from the adjacent protected structure or the nearby coastline. I also consider it unlikely that the proposed design would result in any significant negative impact on the visual amenity of the area or on the character of the landscape.*

- 5.4. The LVIA sets out a detailed and robust assessment methodology followed by a description of the site’s context in terms of landscape value. A bare-ground zone of theoretic visibility is provided which suggests the building would be visible from most of the 2km radius study area, however I note the bare-ground basis of this and that vegetation and buildings provide significant additional screening. It acknowledges the loss of productive agricultural land but suggests the development is in keeping

with the landscape of medium to large scale urban developments already in the area, essentially intensifying the existing land use in this southern part of Wexford town but that the intensification would not appear as an inappropriate or incongruous form of development in terms of either scale or function and would not conflict with any landscape or visual policies or objectives in the CDP. As discussed later in paragraph 5.12, the site is not subject of any live land use zonings. It was however previously zoned for light industrial, commercial and related purposes as characterised by the proliferation of such uses in this area of the town.

- 5.5. Landscape effects are not considered to exceed 'moderate-slight' significance, even in the immediate context of the site and residual visual effects are not considered to exceed 'moderate' significance. Viewpoints are stated to represent publicly accessible locations and assessed as experienced residual visual effects no greater than moderate-slight. *'In the context of this warehouse development, it is deemed these moderate to low level residual effects are not significant.'* It did not recommend any new mitigation measures to what was already proposed in the original application documents.
- 5.6. The appellant suggests the photomontages and site section drawings highlight the negative impact and oppressive scale of the proposal however I disagree and consider they demonstrate that the development could be absorbed into the landscape existing built and peri-urban landscape. The appellant highlights a proposed cycleway east of the site along the coastline which would be impacted by the development however in my opinion photomontage VP3 clearly demonstrates there would be a negligible impact from this location as the warehouse would be significantly screened. VP4 shows the existing townscape and dominant red finish to the nearby Nolan Transport warehouses which are already a dominant and obstructive feature on the landscape in my opinion which detract somewhat from the townscape view but reflect the industrial and commercial character of the area. In my opinion the photomontages show how the development would consolidate this area of the town and I consider it would be an appropriate scale which does not detract from the visual amenity of the area or negatively impact on the landscape.
- 5.7. I agree with the conclusion of the LVIA which has not changed from my previous report as set out earlier.

- 5.8. I note the Appellants commentary regarding the quality of these assessments where they suggest the reports do not reference the site section drawings or photomontages and are therefore inaccurate assessments. I do not agree with this suggestion however and see no basis for refusing permission on this ground as there is no suggestion that the reports only assessed certain documents prepared for the application and had no regard to others. I note in this regard the LVIA specifically states that it should be read in conjunction with the photomontages however this does not automatically exclude all other documentation. In my opinion the reports are robust and adequately describe the impact of the proposed development on the relative receiving environment.
- 5.9. I note the applicant's response regarding noise at the site from the operational phase of the development. It suggests the principal noise source will be HGV movements as all trailers will dock directly to the warehouse with loading and unloading carried out internally. All products will be stored on pallets meaning no loading shovels or similar heavy lifting plant will be required and internal product handling will be by electric forklifts which have low noise emissions compared to diesel versions. It suggests therefore that operational noise will be contained within the building's envelope and that the development is expected to *be capable of being controlled so as not to give rise to significant adverse noise effects at nearby noise-sensitive receptors*.
- 5.10. The Technical Note submitted with the original application outlines the context of the site including the location and type of sensitive receptors as well as the location of existing industrial lands including EPA licensed facilities, the commercial/industrial zoning on the land and its presence adjacent to the N25. It concludes by stating:
- “Based on the locality, the zoning on the land and the proximity to urban regional road and national road infrastructure, it is likely sound levels on and in the vicinity of the Site are typical of an urban neighbourhood, and typical noise limits from noise on any development within the Site should be sufficient to control noise nuisance.”*
- 5.11. I note the operational methods outlined above and the fact that the principle noise source would likely be from HGV movements. I also the location of the site between a busy road network and railway, and the proposed new berm also to be positioned

on the site. I am therefore satisfied that operational noise will not unduly impact neighbouring sensitive receptors.

- 5.12. Lastly, I note the third party's points regarding the zoning status of the site however this matter was addressed in my previous report. The site is situated on lands which were previously zoned for light industrial, commercial and related purposes under the now expired Wexford Town and Environs Development Plan 2009-2015. The current Wexford County Development Plan 2022-2028 does not include land use zonings for Wexford Town and its surrounding area, with the intention that a Wexford Town and Environs Local Area Plan (LAP) would be adopted within the lifetime of the CDP and include land use zonings for the area. I note pre-draft LAP consultation was held however no draft plan has been published to date for Wexford town and there is no current specific zoning objective for the subject site in place. This status has not changed since my earlier report.
- 5.13. I do not agree that the principle of development is premature based solely on the absence of a zoning objective or LAP for the site. There is a current CDP and relevant national policies in place which will aid in assessing the application on its own merits, as is the case for any other proposal on un-zoned lands. I also therefore do not agree with the appellants suggestion that the applicant's reports and assessments are invalid or flawed due to references to the zoning of the land and I consider the assessments overall to be robust and acceptable.
- 5.14. The reference in section 1.6.1 of the LVIA for example to a future masterplan does not suggest that this masterplan is a statutory document. Having regard to the updated planning history however which recently permitted '*construction of a new entrance and access road to service 4 no. industrial zoned sites*' and other ancillary development as outlined earlier, I consider the principle of development is acceptable and that provision of a warehouse is an appropriate land use in this location of Wexford.

## 6.0 Recommendation

I refer to the previous Inspector's Report and recommendation on this application dated 17<sup>th</sup> September 2025. Having regard to the additional submissions received I conclude that the additional information submitted by the applicant confirms and

supports my previous recommendation to grant permission according to the same conditions as outlined below.

## 7.0 Reasons and Considerations

Having regard to the location of the site within the 'existing built up area' of Wexford on serviced lands, the provisions of the Wexford County Development Plan 2022-2028, specifically Objectives CS06, CS19, WT01 and ED60, the established pattern of commercial and light industrial development in the area, the nature and scale of the proposed development, the proximity of the site to a protected structure, the coast and the presence of archaeology on the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not result in the creation of a traffic hazard, would not seriously injure the visual amenity or archaeological resource of the area and would not impact on the setting or character of the nearby protected structure. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## 8.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 28<sup>th</sup> day of March 2025, and further amended by the particulars submitted to An Coimisiún Pleanála on 15<sup>th</sup> December 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.</p> <p>Reason: In the interest of clarity.</p>
----	---

2.	<p>The mitigation measures contained in the submitted Natura Impact Statement (NIS), shall be implemented.</p> <p>Reason: To protect the integrity of European Sites.</p>
3.	<p>The following shall be complied with:</p> <p>(a) All mitigation measures in relation to archaeology and cultural heritage as set out in the Archaeological Assessment by Maurice F. Hurley dated February 2025 submitted as Further Information to the Planning Authority shall be implemented in full, except as may otherwise be required in order to comply with the conditions of this permission. The planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of any archaeological investigative work/ excavation required, following the completion of all archaeological work on site and any necessary post-excavation specialist analysis. All resulting and associated archaeological costs shall be borne by the developer.</p> <p>(b) Within 2 months of the grant of permission a revised drawing at 1:500 scale shall be submitted for the agreement of the Planning Authority which clearly shows the position of the archaeological features as identified in the reports received and the 15m buffer/ exclusion zone around the circular enclosure. This shall include appropriate landscaping and boundary treatments.</p> <p>(c) The developer shall engage a suitably qualified (licensed eligible) archaeologist to monitor (licensed under the National Monuments Acts) all site clearance works, topsoil stripping, groundworks, and/or the implementation of agreed preservation in-situ measures associated with the development, following consultation with the Local Authority Archaeologist or the National Monument Service (NMS). Prior to the commencement of such works the archaeologist shall consult with and forward to the Local Authority archaeologist or the NMS as appropriate a method statement for written agreement.</p>

	<p>The use of appropriate tools and/or machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the National Monuments Service, regarding appropriate mitigation (preservation in-situ/excavation).</p> <p>(d) The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer.</p> <p>(e) Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.</p> <p>Reason: To ensure the continued preservation either in situ or by record of places, caves, sites, features or other objects of archaeological interest.</p>
4.	<p>Details of the materials, colours and textures of all the external finishes to the proposed structures including boundary treatments shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.</p>
5.	<p>The landscaping scheme shown on drawing nos. 24/MORCE/DM/R/001 and 24/MORCE/DM/R/002, as submitted to the</p>

	<p>planning authority on the 11<sup>th</sup> day of November, 2024 shall be carried out within the first planting season following substantial completion of external construction works.</p> <p>All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development [or until the development is taken in charge by the local authority, whichever is the sooner], shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>Reason: In the interest of residential and visual amenity.</p>
6.	<p>Upon completion of the development and prior to the taking in charge of the road infrastructure, the developer shall complete Stage 3 and 4 Road Safety Audits, to be carried out by an independent, approved and certified auditor. Recommendations contained in the Road Safety Audit and agreed actions shall be signed off by the audit team and agreed in writing with the planning authority.</p> <p>Reason: In the interest of pedestrian and traffic safety.</p>
7.	<p>(a) The access road serving the proposed development including turning bays, junctions, parking areas, footpaths, lighting and kerbs shall comply with the detailed construction standards of the planning authority for such works.</p> <p>(b) Details of all locations materials and signage to be used shall be submitted to, and agreed in writing with the planning authority prior to the commencement of development.</p> <p>Reason: In the interest of amenity and of traffic and pedestrian safety.</p>
8.	<p>Prior to the commencement of development the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or</p>

	<p>wastewater collection network.</p> <p>Reason: In the interest of public health and to ensure adequate water/wastewater facilities.</p>
9.	<p>The attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.</p> <p>Reason: In the interest of public health.</p>
10.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:</p> <ul style="list-style-type: none"> <li>(a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;</li> <li>(b) Location of areas for construction site offices and staff facilities;</li> <li>(c) Details of site security fencing and hoardings;</li> <li>(d) Details of on-site car parking facilities for site workers during the course of construction;</li> <li>(e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;</li> <li>(f) Measures to obviate queuing of construction traffic on the adjoining road network;</li> <li>(g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;</li> <li>(h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during</li> </ul>

	<p>the course of site development works;</p> <p>(i) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;</p> <p>(j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;</p> <p>(k) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;</p> <p>(l) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.</p> <p>(m) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority;</p> <p>Reason: In the interest of amenities, public health and safety and environmental protection</p>
11.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in</p>

	accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.
--	--

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

---

Sarah O'Mahony  
Planning Inspector

08<sup>th</sup> April 2026