



An
Coimisiún
Pleanála

Inspector's Report PL-500171-WX

Development	Permission to erect a single storey building to the side of existing dwelling consisting of a neighbourhood shop.
Location	Number 60, St. John's Street, Enniscorthy, County Wexford.
Planning Authority	Wexford County Council
Planning Authority Reg. Ref.	20250589
Applicant(s)	Joanne Healy.
Type of Application	Permission
Planning Authority Decision	Grant permission
Type of Appeal	Third Party v Grant
Appellant(s)	Paula Redmond
Observer(s)	None
Date of Site Inspection	15th December 2025
Inspector	Fergal Ó Bric

1.0 Site Location and Description

- 1.1 The appeal site is located on Saint John Street in the large town of Enniscorthy in north County Wexford. The subject site is located approximately 365 metres south of the Market Square in the town centre and approximately 275 metres south of the southern boundary of the designated 'Core Retail Area' of the town at Church Street. The subject site comprises an existing end of terrace two storey dwelling which has a double gated vehicular side entrance along its southern gable. There is a detached domestic shed/store within the rear garden area and a two-metre tall block wall along the southern site boundary, which adjoins a public car park. Saint John Street is primarily a residential area comprising two storey terraced dwellings and there is parking available along both sides of the street along most of its length, except for outside the subject site. However, there is street parking available on the opposite (western) side of the street to the subject site. There is also a public car park located immediately south of and adjoining the subject site. There are a small number of commercial premises operating located further north along Saint John Street and the adjoining Court Street.
- 1.2 Access to the proposed local shop would be from Saint John Street. The shop would be located within the side passageway of the residential property, and the front building line of the shop would be set back 2.9 metres from the adjoining public footpath. The front (street) elevation would comprise a hatch type window whereby customers would be served by a shop assistant without the customer physically entering the shop. A pedestrian side gate would be provided in order to maintain access to the rear of the residential property for maintenance and bin access.

2.0 Proposed Development

- 2.1 Planning permission is sought to erect a single storey building to the southern side of the existing end of terrace dwelling which would consist of a neighbourhood shop with a stated floor area of 7.2 square metres (sq. m). The shop would be single storey and flat roofed and have a maximum height of 2.35 metres. The neighbourhood shop would be located within the existing side passageway and the curtilage of the terraced residential unit.

3.0 Planning Authority Decision

3.1 Decision

By Order dated 3rd day of October 2025 Wexford County Council granted planning permission for the neighbourhood shop subject to eleven conditions. The pertinent conditions are considered to be the following:

Condition number 2: The proposed neighbourhood shop shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Condition numbers 3 And 4: Development contributions.

Condition number 5: Opening hours.

Condition number 6: Provision of litter bins.

Condition number 7: Signage.

Condition number 8: Delivery times.

Condition number 9: External lighting.

Condition number 11: Disposal of waste.

3.2 Planning Authority Reports

3.2.1 Planning Reports

First Planning Report

The first planning report prepared was dated the 15th day of July 2025. The following substantive points were raised:

- On-street parking is available along the western side of St John's Street and a public car park immediately south of the subject site.
- The Environment Section requested that further information be submitted seeking confirmation from Uisce Eireann regarding access to the public watermains and foul sewer.
- One observation was received from a local resident.
- The Wexford County Development Plan 2022-2028 provides the policy context for the proposed development.

- Section 5.10-Retail and Commercial uses, Volume 2 of the current Wexford County Development Plan (WCDP) 2022 sets out requirements for retail proposals.
- The floor area of the retail unit is 7.2 square metres.
- The site will be accessed by an established side entrance to the property.
- Further information was recommended in relation to providing greater detail in relation to the proposals.

Second Planning Report

The second planning report prepared was dated the 7th day of October 2025. The following substantive points were raised:

- The applicant submitted a response to the further information (fi) request. The fi response provided the following information: Details of the type and nature of goods that would be sold, opening hours, waste management, external finishes, ownership of the proposed neighbourhood shop, signage, anticipated retail catchment and details of water services to serve the development. details of the nature of the proposed neighbourhood shop where most products sold would be prepacked (except for fresh fruit).
- The development would have a floor area of 7.2 sq. m and would be set back 2.9 metres from the edge of the public footpath.
- The neighbourhood shop would sell prepacked goods and would primarily serve the local community and the adjacent secondary school.
- Information submitted as part of the further information response in relation to goods to be sold on site, opening hours, waste management signage and waters services were deemed acceptable.
- The issues raised within the third-party observation have been addressed.
- The planning reports form the basis of the assessment and the recommendation.

3.2.2 Other Technical Reports

- Roads Department: No objections, subject to one planning condition.

- Environment Section: requested that further information be submitted seeking confirmation of feasibility from Uisce Eireann regarding access to the public watermains and foul sewer.
- Disability Access Officer: No objection raised and stated that a Disability Access Certificate (DAC) would not be required for the proposed development.

3.3 Prescribed Bodies

No comments received.

3.4 Third Party Observations

One received. The issues raised relate to the following matters:

- There is no on-site customer or staff car parking provision.
- There is no on-street parking available along the appeal site street frontage.
- There is a public car park available to the south of the subject site.
- The adjoining car park caters for drop offs and collections from the adjacent secondary school.
- This area is busy at peak school drop-off and collection times.
- Parking can be difficult to source during the day and in the evening time with the proximity to two funeral homes.
- No information of deliveries or construction traffic has been provided.
- Section 5, Volume 2 of the current Wexford County Development Plan (WCDP) requires that information in relation to nature and scale of operations, opening hours, safe access, nature of traffic movements associated with employment and enterprise developments, which include retail proposals.
- The subject site was previously zoned residential. The subject site is not currently zoned as there is no Enniscorthy town Local Area Plan in place.
- The subject site comprises a side entrance and rear yard area associated with No 60 St John's Street. The established character of the area is residential with an adjacent educational use.
- No detail in relation to whether a retail unit is required in this area or if the retail unit would be sub-let or rented to a third-party operator.

- The proposed retail use could result in noise disturbance within this residential area.
- There are numerous vacant retail units in Enniscorthy town centre.
- No clear delineation between the private amenity space to the rear of number 60 St John Street and the area for use by customers has been provided.
- No details of waste management and storage have been provided.
- The location of waste and recycling facilities on site should be illustrated.
- No precise details of signage associated with the proposed retail use have been provided.
- Construction traffic would have an adverse impact upon local traffic and parking and could endanger pedestrian safety, given the proximity of the secondary school access.

4.0 Planning History

Appeal Site

Planning reference number TP16/23-Planning permission was granted for a domestic extension to the terraced dwelling on site.

5.0 Policy Context

5.1 Development Plan

5.1.1 Wexford County Development Plan 2022-2028:

Volume 1-Written Statement:

Chapter 6: Economic Development Strategy

Section 6.7.2-Key towns and Large Towns

The primary location for commercial development will be Wexford Town, Enniscorthy Town, New Ross Town and Gorey Town'. The RSES identifies Enniscorthy and New Ross as Large Towns. Large Towns have an economic function that provides employment for their surrounding areas and wider sub regional catchment'.

Volume 2-Development Management Manual:

Chapter 5: Enterprise and employment developments

Section 5.10- Retail and Commercial Uses

Section 5.10.1 Retail

Applications for new retail development shall accord with the Retail Planning Guidelines for Planning Authorities (2012), and the requirements outlined in Volume 8 Retail Strategy and the following standards:

- Retail development should be in accordance with the role and function of the retail centre and accord with the scale and type of retailing identified for that location.
- Retail development should be in accordance with the fundamental objective to support the vitality and viability of the retail centre and must demonstrate compliance with the sequential approach. Proposals to amalgamate retail units will be carefully considered.
- Provide safe and easy access for pedestrians, cyclists and people with specific design needs.
- Be accessible by public and private transport.
- Be of a high design standard and satisfactorily integrated with the surrounding built environment.
- The development should not negatively impact on the flow of vehicular traffic either in the immediate vicinity or the wider area of the development.
- Be designed to ensure access for all, including parking, level access and internal layout.
- Include baby changing facilities for shops or retail developments that exceed 3,000m²
- Include public toilets including equal access facilities for all retail developments over 1, 000m².

The Planning Authority will require a Retail Impact Assessment (RIA) to be carried out for proposed retail developments outside of the zoned town centre areas:

- Greater than 1,000 m² of net floor space for both convenience and comparison type developments in the four main towns.

- Greater than 500m² of net floor space for convenience and comparison type developments in Service Settlements and other settlements.
- Or where the Planning Authority considers the development may impact on the vitality or viability of the town centre.

Section 5.10.3 Shop Fronts

Shopfronts are one of the most important elements in determining the character, quality and image of retail streets. The Planning Authority will promote a dual approach to shopfront design:

- Protecting traditional and original shop fronts,
- Encouraging good contemporary shop front design where appropriate. The following are the key guiding principles:
 - Existing traditional shopfronts should be maintained or restored where possible.
 - New shopfront design on existing traditional buildings in the town and village centres should reflect traditional proportions showing fascia, pilaster, stall riser etc. They do not have to be traditional in design but must maintain traditional proportions and materials. They should respect plot width. If a shopfront extends over two buildings, then the shop front must reflect the two plots. The design must also reflect fascia levels of adjoining buildings.
 - Window display areas should be installed with LED lighting to encourage “window shopping “and security in the evenings.
 - New shopfronts on infill sites should, in general reflect traditional plot width dimensions and floor to ceiling heights/fascia heights of adjoining buildings. While they do not have to be traditional in design they should reflect the traditional elements of composition.
 - External roller shutters will not be permitted, and such security shutters should be mounted inside behind the window display of the shop or set back at least 1 metre. Traditional grills or railings to the entrance door would also be acceptable. Alterations to shop fronts will require improvements to ensure level access to ensure access for all.

Volume 8-Retail Strategy

The appeal site is located outside of the designated Core Retail Area for Enniscorthy town as defined in Figure 6.2 of the County Retail Strategy

Enniscorthy is classified as a Level 2: Large Sub-Regional Town with a retail function supporting large to medium scale convenience and medium scale comparison shops.

Section 4.3 Enniscorthy Town health check

The following Key Actions and recommendations are set out: 'Enniscorthy has a very attractive natural setting, architectural heritage and a rich historical background, the physical remnants of which form part of the town's most notable assets. However, as a modern retail centre there are areas that Enniscorthy can improve on to enhance the vitality and viability of the town centre and increase its competitiveness with other retail destinations', as set out below:

- Incentivise owners to make improvements to their buildings/shopfronts within the retail core through grant funding for a 'Shopfront Improvement Scheme'.
- Consider adopting a 'Shopfront Improvement Scheme' Planning Guidance Note outlining; eligibility, grant funding, design principles criteria etc. to encourage use of the scheme.
- Improve the quality of the public realm at Market Square; add soft landscaping to the Square add two more public benches to the square to encourage rest and relaxation.
- Add public benches and street furniture along Rafter Street to compliment the successful and well-functioning pedestrianised street.
- Invest and improve the public realm (new attractive hard and soft landscaping/paving) along Slaney Street to increase the appeal of utilising this approach to the town centre which can aid in supporting the established retailers located on this street.
- Review and reduce wirescape within the town centre (if possible) which currently serves to detract from the attractiveness of the core retail area.
- Encourage access from the town centre to the River Slaney by providing pedestrian priority crossings across Island Road at the intersections with; Barrack Street; Slaney Street; Slaney Place; and Abbey Square

- Support the objectives of Wexford County Council's 'Enniscorthy Tourism Project' to utilise the town's substantial architectural heritage and natural assets of Enniscorthy Town to deliver a compelling visitor experience and solidify Enniscorthy's potential as a long-term sustainable tourist destination.
- Support the key objectives of the Templeshannon Regeneration Strategy, particularly the implementation of the Enniscorthy Flood Defence Scheme and the provision of a new pedestrian bridge across the River Slaney connecting the Town Centre with the railway station.

Section 5.12-Vacant Floorspace

An assumed 50% of the identified floorspace will be utilised by other commercial uses, leaving 50% to be allocated across an assumed distribution of convenience, comparison non-bulky and comparison bulky.

Table 5.16: Vacant Floorspace and Assumed Retail Allocation

Vacant Floorspace and Assumed Retail Allocation

	Enniscorthy	Gorey	New Ross	Wexford	County Wexford
Vacant Floorspace					
Total Vacant Floorspace			Sq. M		
	2,510.18	2,353.66	5,423.94	9,277.80	19,565.58
Assumed "50%"					
Retail Use	1,255.09	1,176.83	2,711.97	4,638.90	9,782.79
Retail Goods % of All Retail			%		
Convenience	19.2%	26.2%	42.4%	20.0%	26.3%
Comparison – Non-Bulky	39.7%	29.1%	34.3%	52.3%	41.1%
Comparison - Bulky	41.1%	44.7%	23.3%	27.8%	32.6%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

Section 5.13-Future Retail Floorspace potential-adjusted for vacancy

'Each catchment's requirements vary accordingly, with the Enniscorthy Catchment Area:

- Having additional capacity for convenience floorspace in 2020 of 2,012m², increasing to 4,994m² by 2027 and 6,653m² by 2031, if left unaddressed.

Section 6.4.5-Criteria for the Assessment of Different Development Types

Local Shops

Local shops play a vital role in catering for the daily needs of nearby residents or of those passing by. Primarily convenience outlets and local shops provide a readily accessible service for basic goods, often for the less mobile members of communities. The planned development of such local shops should be encouraged in large or growing residential catchments. Such developments should be designed to a high standard and be easily accessible to all members of society.

5.2 Natural Heritage Designations

Slaney River Valley candidate SAC (Site Code 000781) is located approximately 275 metres east of the subject site.

5.3 EIA Screening

Please see Appendix 1 at the end of this report. Having regard to the limited nature and scale of the proposed neighbourhood retail development, which does not have a requirement for access to piped water services and the absence of any significant environmental sensitivity in the vicinity of the site, as well as the criteria set out in Schedule 7 of the Planning and Development Regulations, 2001, as amended, there is no real likelihood of significant effects on the environment arising from the proposed development.

5.4 WFD Screening:

The nearest water body to the appeal site is the River Slaney located approximately 275 metres east of the appeal site.

The development relates to the development of a neighborhood shop. The detailed development description is set out within Section 2.0 of my report above.

PL-500171-WX	Inspector's Report	Page 11 of 28
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Surface water discharge would be to the existing public surface water sewer. No issue in this regard was raised within the appeal.

I have assessed the planning documentation and have considered the objectives as set out in Article 4 of the Water Framework Directive which seeks to protect and, where necessary, restore surface & ground water bodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the relatively minor nature, scale, and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

The reason for this conclusion is as follows:

- Having regard to the relatively minor scale and nature of the development,
- The separation distance between the appeal site and the River Slaney,
- The existing on-site surface water management proposals.

Conclusion

I conclude that on the basis of objective information, the proposed development will not result in a risk of deterioration on any water body (groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment

6.0 The Appeal

6.1 Grounds of Appeal

The main grounds of the third-party appeal can be summarised as follows:

- There is no on-site customer or staff car parking provision.
- There is no on-street parking available along the street frontage of the appeal site.
- There is a public car park available to the south of the subject site.

- The adjoining car park caters for drop offs and collections from the adjacent secondary school.
- This area is busy at peak school drop-off and collection times.
- Parking can be in short supply during the day and at evening time with the proximity to two funeral homes.
- If the proposed development is permitted, the applicant would lose their parking space to the side of the dwelling and thus rely on street parking provision, where there are already shortages in terms of parking availability.
- No information in relation to deliveries or construction traffic has been provided.
- Section 5 Volume 2 of the current WCDP requires information in relation to nature and scale of operations, opening hours, safe access, nature of traffic movements associated with employment and enterprise developments, which include retail proposals.
- The subject site was previously zoned residential. The subject site is not currently zoned as there is no Enniscorthy town Local Area Plan in place.
- The subject site comprises a side entrance and rear yard area associated with No 60 St John's Street. The established character of the area is residential with an adjacent educational use.
- No detail in relation to whether a retail unit is required in this area or if the retail unit would be sub-let or rented to a third-party operator has been provided.
- The proposed retail use could result in noise disturbance within this residential area.
- There are numerous vacant retail units in Enniscorthy town centre.
- No clear delineation between the private amenity space to the rear of number 60 St John Street and the area for use by customers has been provided.
- No details of waste and litter management and storage have been provided.
- The location of waste and recycling facilities on site should be illustrated.

- No details of signage associated with the proposed retail unit have been provided.
- There is another local shop that sells daily essentials located approximately 0.2 miles (approximately 320 metres) from the subject site which would serve the local area needs.
- Construction traffic would have an adverse impact upon local traffic and parking and could endanger pedestrian safety, given the proximity of the secondary school access.
- No confirmation of feasibility from Uisce Eireann regarding access to piped water services has been submitted as recommended by the Environment Section within the Local authority.

6.2 Planning Authority Response

None received.

6.3 First Party response to third party appeal submission

- The proposed local shop has a small footprint and will be run by family members and, therefore, there is no need for staff parking.
- The car park immediately beside our home is a free public car park. Further along Saint John Street, there is parking outside each house, except for four of the houses, one of which is the applicants home.
- The entrance to the local school, is a secondary rear entrance and is not the main access to the school. Only fourth to sixth year students are allowed out of the school grounds during the lunch period.
- A litter bin will be provided on site. There is also a litter bin provided at the rear school entrance.
- The local shop referenced by the appellant is a newsagent that sells, newspapers, magazines, lottery cards, vapes and tobacco, none of which would be sold in this neighbourhood shop.

- The two funeral homes referenced by the appellant both have their own private parking facilities or are located immediately adjacent to a large public car park.
- Many of the vacant shops in the town centre referenced by the appellant have since become occupied and are a great asset to the town.

7.0 **Assessment**

Having examined the application details and all other documentation on file, including the third party submission received in relation to the appeal, the first party response to the third party appeal submission, the report/s of the local authority, having inspected the site, and having regard to the relevant local policies and guidance, I consider that the substantive issues to be considered are as follows:

- Principle of Development and Zoning
- Access, traffic, and parking
- Residential amenity
- Design and layout.
- Other Matters
- Appropriate Assessment

7.1 **Principle of Development and Zoning**

7.1.1 Under the current proposals the applicant is seeking to develop a neighbourhood shop within the curtilage of Number 60 Saint John Street in Enniscorthy town.

7.1.2 The Planning Authority assessed this application and granted planning permission following the receipt of additional information. The Planning Authority were satisfied that the neighbourhood shop, with a stated floor area of 7.2 square metres would be appropriate to serve the local residential catchment and local secondary school in terms of providing a modest range of convenience goods and would be in accordance Section 5.10 within Volume 2 of the current Wexford County Development Plan (WCDP) 2022 regarding retail development and which seeks that 'Retail development

should be in accordance with the role and function of the retail centre and accord with the scale and type of retailing identified for that location’.

7.1.3 There is presently no land use plan relating to development within Enniscorthy Town. The last land use plan that was prepared for the town was the Enniscorthy Town and Environs Development Plan 2008-2014. Having regard to the foregoing, it is my consideration that the Enniscorthy Town and Environs Plan 2008-2014 and all of its policies and objectives no longer remain in force. The Wexford County Development Plan 2022-2028 (WCDP) has been adopted and is the operative plan which has had regard to current national and regional policies. It is, therefore, a requirement to have regard to the policies and objectives as set out in the current WCDP. The WCDP does not include a zoning matrix whereby specific uses that are permitted, not permitted, or open for consideration are outlined. Notwithstanding the lack of such guidance under the Development Plan, the Development Plan does not preclude specific uses from within the urban area, which the subject site is considered to be a part of.

7.1.4 In relation to same, I note that the appeal site is located adjacent to, but outside of the designated ‘Core Retail Area’ (CRA) for the town centre, as identified within the Retail Strategy as per Section 6.2.2 (Figure 6.2), Volume 8 within the current WCDP. The CRA is centred around Main Street, Market Street, Market Square, Slaney Street and Weafer Street. The appeal site is located approximately 365 metres south of Market Square and approximately 275 metres south of southern boundary of Core Retail Area at Church Street. The policy of the Council in relation to local shops is set out within Section 6.4.5 within the Retail Strategy where the following is set out: ‘Local shops play a vital role in catering for the daily needs of nearby residents or of those passing by. Primarily convenience outlets and local shops provide a readily accessible service for basic goods, often for the less mobile members of communities. The planned development of such local shops should be encouraged in large or growing residential catchments. Such developments should be designed to a high standard and be easily accessible to all members of society’.

7.1.5 I consider that proposals for retail development that would adversely impact the vibrancy and vitality of a town ‘Core Retail Area’ should not be permitted adjacent to the core retail area. However, in this instance, given the modest scale of the proposed neighbourhood shop with a stated area of 7.2 square metres and the modest range of convenience products that would be made available for sale within the neighbourhood

shop, I am satisfied that in principle the development would be acceptable and would not adversely impact the vibrancy and vitality of the Core Retail Area of Enniscorthy as referenced in Section 7.1.4 above.. However, principle aside, the protection of the character of the area, traffic and car parking, litter and waste management and the amenities of adjoining residential properties will also be taken into consideration within the assessment below.

7.1.6 In conclusion, having regard to the modest scale of the neighbourhood shop proposal located outside of the designated 'Core Retail Area' and the nature of the goods and produce that is stated would be sold from the premises. I consider that the development would not compromise the vitality and viability of the town centre. I consider that the proposed modest scale neighbourhood shop would represent an appropriate use at this location and that it would not be contrary to the overall town centre policy statements, objectives which are set out in Sections 5.10.1 within Volume 2 and Section 6.4.5 within Volume 8 of the current Wexford County Development Plan. The use would be contained within a side passage of an established dwelling and, therefore, not be visually prominent within an existing established residential area and would not by virtue of its scale would not adversely impact the vibrancy and vitality of the town centre/Core Retail Area and in this regard. On balance, I consider the principle of the development to be acceptable at this location along Saint John Street within the urban settlement of Enniscorthy.

7.2 Access, Traffic and Car Parking:

7.2.1 The appellant has set out that there are inadequate parking facilities available at this particular location along Saint John Street and that customers and deliveries to the neighbourhood shop would likely park on the double yellow lines and that there is an absence of available parking spaces in the vicinity of the subject site. I acknowledge that there are double yellow lines along the street frontage of the subject site. However I also note that there is street parking available on the opposite (western) side of Saint John Street and that there is a free public car park located immediately adjoining (south) of the appeal site which has a capacity of twenty eight parking spaces. Therefore, I consider that there is adequate car parking availability located in close proximity to the proposed neighbourhood shop.

- 7.2.2 A modest scaled neighbourhood shop is being proposed in this instance. Given the modest scale, the range of convenience goods that would be on offer would be limited. The applicant states that the shop would serve local residents and pupils from the adjoining secondary school. Therefore, I do not consider that the customers attending the proposed shop would generate significant levels of traffic or parking requirements and it is likely that many customers would walk to the neighbourhood shop. I acknowledge that the neighbourhood shop would be served by deliveries of goods and stock. However, given the modest scale of the proposed neighbourhood shop, I anticipate that deliveries would be minimal and short in duration as the floor area to be re-stocked is of modest scale. The applicant has stated that the shop would 'not be getting big deliveries... and will not be getting daily deliveries'. Therefore, I consider that deliveries to the proposed neighbourhood shop would not result in the creation of a traffic hazard at this location, given the availability of parking to service deliveries and customers alike in close proximity to the appeal site.
- 7.2.3 Therefore, on balance, I consider that the proposed neighbourhood shop would contribute positively to the vitality and vibrancy of this part of Saint John Street, would not adversely impact the vitality nor vibrancy of the Enniscorthy Core Retail Area, and would accord with the proper planning and sustainable development of the area.
- 7.2.4 Having regard to the foregoing, it is my consideration that the subject development can be assessed on its individual planning merits and I consider that the proposed neighbourhood shop would accord with the proper planning and sustainable development of the area.

7.3 Design and Layout

- 7.3.1 The design and layout as presented is modest in scale at 7.2 square metres and would be single storey having a flat roof with maximum ridge height of 2.35 metres. The front building line of the proposed shop would be set back 2.9 metres from the edge of the public footpath and there would be a hatch window feature of the front (street) elevation from where customers would be served. Customers would not gain internal access to the shop. The shop assistant would serve the customer from the hatch window feature. I consider that the integrated design as presented which adjoins the gable of residential dwelling on site by means of the pedestrian side gate and its lintel

over provides for an acceptable street elevation in this instance and would not present as an overly prominent street elevation. The southern (side) gable of the proposed neighbourhood shop will be largely blocked from public view by the 1.8 metre tall walled boundary within the adjoining public car park, located immediately south of the subject site. The rear and northern (side) gables of the proposed shop would only be visible from within the rear yard area of the subject site. Therefore, on balance the design and layout as presented provides for a low-key retail neighbourhood shop development that will not represent an overly dominant built feature or adversely impact the built fabric of the local streetscape.

7.3.2 The appellant has raised the issue of delineation between the proposed neighbourhood shop and the private amenity space of the residents within Number 60 Saint John Street. The design and layout as presented illustrates the proposed shop would adjoin the side gable of the dwelling with the lintel over the pedestrian side gate which provides for access to the rear private amenity area of the residential property. This pedestrian side gate allows for access to the rear private amenity area and for bins to be brought to the street from the rear will be locked and only accessible to residents of the dwelling, which are the same people that are stated who would manage the neighbourhood shop. Therefore, I consider that the design and layout as presented will adequately protect the residential amenities of residents within Number 60 Saint John Street who will retain their rear yard amenity area for their personal enjoyment without being compromised by the neighbourhood shop proposal.

7.3.3 I note that the character of Saint John Street is largely residential in nature. However, further north along the St John Street and the adjoining Court Steet I noted the existence of a number of commercial businesses operating from some of the premises. These uses included professional businesses and services such as accountant's, dentists, and plumbing services. As set out within Section 7.1 above, I have already concluded that the principle of the neighbourhood shop use is acceptable, having regard to the sites' context and the location of the use. I further consider the neighbourhood shop use to be appropriate in this instance and would complement the existing adjacent residential and educational uses along Saint John Street, in this southern part of Enniscorthy town and within the overall town centre.

7.3.4 I acknowledge that the erection of inappropriate signage on the street elevation onto Saint John Street could potentially adversely impact the integrity of the character of

the street. From the planning documentation submitted and specifically the elevation plans, there are no proposals regarding signage for the proposed neighbourhood shop. The applicant states within her response to the first party appeal that she has not yet decided on a name for the proposed shop. I consider that this matter can be addressed by means of an appropriate planning condition in the event that a grant of planning permission is being recommended.

7.3.5 Therefore, on balance and on the basis of the information submitted, I consider that the proposed neighbourhood shop use would not adversely impact the integrity or character of Enniscorthy town centre. The shopfront would be set back by a distance of approximately 2.9 metres from the edge of the public footpath and, therefore, would not be visually prominent within the local streetscape and. I am satisfied that the issue of signage can be addressed by means of an appropriate planning condition and that the elevation onto Saint John Street would be appropriate and subtle. Therefore, I am satisfied the proposals would not be contrary to the proper planning and sustainable development of the area.

7.3.6 In conclusion, the discrete design and modest scale of the proposed neighbourhood shop would be in character with the Saint John Street area and would not be prominent within the local streetscape and yet serve some of the local retail convenience needs of local residents and students attending the adjacent secondary school and would accord with the proper planning and sustainable development of the area.

7.4 **Other Matters**

Adjoining Amenities

7.4.1 The appellant has raised issues in relation to increased noise and litter that would arise if the development was to be permitted. A neighbourhood shop is being proposed in this instance. Therefore, given the modest scale of the retail floor area (7.2 sq. m.) it is only light grocery and convenience goods that would be stocked in and sold from the shop. The applicant states that it is likely that the shop would be used by local residents from Saint John Street and some students (from the adjacent secondary school) that would use the shops' services. I do not envisage that the proposed neighbourhood shop would function as a draw to consumers from outside the area or anticipate that people would travel excessive distances to access the shop.

The applicants state that many of their anticipated customers would access the neighbourhood shop on foot and, therefore, very modest additional traffic would be generated by the neighbourhood shop, mostly from small delivery vans which would stock up the shop with produce. Therefore, additional noise generation would similarly be modest, and I consider would not be of a scale that would adversely impact adjacent residential amenities. The shop opening times would also be restricted which would also limit the times of deliveries to the local shop which would not occur at early morning or late evening times.

Waste storage and Litter Management

7.4.2 In terms of litter and waste management, the applicant within her further information response states that the vast majority of goods to be sold would be pre-packed and that no processing would take place on site. Therefore, many customers would bring away their own packaging. However, the appellant states that whatever packaging would be generated on site would be managed within her own domestic recycling bin and the remainder would be recycled within the local municipal recycling facility within the town. The applicant also states she that the bins would be stored to the rear of the shop where any packaging would be recycled appropriately. Any cardboard packaging generated on site would be stored temporarily in the domestic shed to the rear of the property prior to be recycled at the local authority recycling facility, located north of the town. I am satisfied that the litter management proposals presented within the further information response are adequate, given that the scale of waste generated would not be significant, having regard to the modest scale of the neighbourhood shop.

7.4.3 As noted earlier, the area in which the development would be located is primarily residential in character. I am satisfied that, given the modest scale of the proposal, and the opening hours which do not extend to the late evening hours that the residential amenity of adjacent residents would not be adversely affected by the subject development. I am satisfied that the proposed neighbourhood shop use would not generate nuisances or disturbances of a magnitude so as to warrant a refusal of planning permission. I consider it appropriate to include a condition managing the hours of operation of the subject development and accordingly recommend same, should the Coimisiún be minded to grant planning permission.

Vacancy in the town centre

7.4.4 The appellant has stated that there is a high level of vacancy of commercial units within Enniscorthy town centre. The appellant within their response set out that since 2024, a number of units which were previously vacant are no longer vacant. From my site inspection, I noted there were a small number of vacant commercial units within the town centre. However, all of these units had a retail floor area much larger than the 7.2 square metres of the current proposal and, therefore, the current proposals would not be regarded as a competitor to any existing or proposed retail convenience store within the Core Retail Area. The current proposal, by virtue of its modest scale would as stated by the applicant serve local residents in the immediate vicinity of the subject site and students within the adjacent secondary school with a limited range of pre-packed convenience goods fresh fruit and health foods. The scale of the neighbourhood shop would not put them in competition with the larger town centre convenience retail stores which would have a larger retail floor area and would stock a much broader and larger variety of convenience goods.

7.4.5 The issue of retail vacancy is specifically addressed within Section 5.12, Volume 8 of the WCDP. The surveys conducted which informed the preparation of Section 5.12 found that Enniscorthy had a convenience retail vacancy of 1,244 square metres, which accounted for 19.2% of the total commercial vacancy within the town. This level of vacancy is the lowest recorded within the four largest settlements within the county. I consider that permitting a neighbourhood shop with a floor area of 7.2 square metres would not significantly adversely affect the extent of convenience retail vacancy within Enniscorthy. I consider that permitting the proposed development would be much too small (in floor area terms) to impact the level of convenience retail vacancy in the town. Therefore, I am of the opinion that permitting the proposed development will not adversely impact the vitality nor viability of the town centre or Core Retail Area.

7.4.6 The appellant referenced the existence of similar type local shops in this vicinity. The applicant states that the nearest shop is 0.2 miles (320 metres) from the subject site which operates as a newsagent's selling newspapers, magazines, tobacco products and lottery cards, none of which would be sold in the proposed neighbourhood shop. Therefore, I do not consider that the current proposals would result in an overconcentration of local/neighbourhood shops in the Saint John Street area or the southern part of the urban area of Enniscorthy town.

Operation of the Neighbourhood shop

PL-500171-WX	Inspector's Report	Page 22 of 28
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7.4.7 The appellant has raised the issue of who will run the shop. As part of her appeal submission, the applicant has stated that they have lived on Saint John Street for twenty-five years and are happy to remain living here. The applicant states that the proposed neighbourhood shop will be family run and will not be sold or sub-let separate from the residential dwelling unit on site.

8.0 AA Screening

8.1 I have considered the proposed development in light of the requirements of S177U the Planning and Development Act 2000 (as amended).

- The subject site is not located within or adjacent to any European Site.
- The closest European Site is the Slaney River Valley SAC (Site Code 000781), which is located approximately 275 metres east of the site.
- The development seeks to development a modest scaled retail neighbourhood convenience shop which would have no requirement for access to piped water services. No significant construction or ancillary works are proposed as part of the application.
- No nature conservation concerns were raised at planning application stage or in the planning appeal.

8.2 Having considered the nature, scale and location of the subject development, I am satisfied that it can be eliminated from further assessment as it is highly unlikely that it could not have any appreciable effect on a European Site, given the absence of direct hydrological or ecological connectivity to any European site.

The reason for this conclusion is as follows:

- The nature of the development which proposes the development of a very modest single storey neighbourhood shop within the curtilage of an existing established dwelling house.
- Notwithstanding the location of the development in a serviced urban area, that has the benefit of piped water and wastewater services, the separation distance from European Sites and urban nature of intervening habitats, absence of ecological and/or hydrological pathways to any European Site.

8.3 I conclude that on the basis of objective information, the proposed development would not have a significant effect on any European site either alone or in combination with other plans or projects. Likely significant effects are excluded and, therefore, Appropriate Assessment (Stage 2) under Section 177V of the Planning and Development Act 2000 (as amended) is not required.

9.0 Recommendation

I recommend that planning permission be granted subject to the conditions as set out within Section 10.0 below.

10.0 Reasons and Considerations

Having regard to the provisions of the Wexford County Development 2022-2028, specifically Volume 2, Sections 5.10.1 in relation to retail development and Volume 8, Section 6.4.5 in relation to the development of local shops, the nature and modest scale of the subject development, it is considered that subject to compliance with the conditions set out below, the proposed development, would not detract from the largely residential character in the vicinity, would not seriously injure the amenities of the area or of property in the vicinity, would not detract from the retail function of the town centre or impede the future development of a high quality vibrant town centre nor result in the creation of a traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

1.	The development shall be carried out in accordance with the plans and particulars lodged with the planning application on the 21st day of May 2025 and as submitted by way of a further information response to the Planning Authority on the 10 th day of September 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
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	<p>shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Precise details of the proposed signage above the street window of the proposed neighbourhood shop shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
3.	<p>The neighbourhood shop hereby permitted shall only be open for use between the hours of 07.30:00 hours and 18:00 Monday to Saturday and from 08.00 to 15.00 hours on Sunday and bank Holidays, unless otherwise agreed in writing with the Planning Authority.</p> <p>Reason: In the interest clarity.</p>
4.	<p>All waste generated by the proposed neighbourhood shop n use shall be disposed of to an authorised waste facility which is suitably licensed.</p> <p>Reason: In the interest of public health</p>
5.	<p>The external finishes of the proposed neighbourhood shop shall be consistent with those of the residential dwelling within the subject site or otherwise to be agreed in writing with the Planning Authority.</p> <p>Reason: In the interest of visual amenity</p>
6.	<p>The proposed neighbourhood shop shall not be sold, sub-let or rented out or otherwise transferred or conveyed, save as part of the residential unit on site.</p> <p>Reason: In the interest of proper planning and sustainable development.</p>
7.	<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</p>

	<p>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 Bord 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 accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>
8.	<p>The use of external roller shutters shall not be permitted in the front window feature of the neighbourhoods hop. Security shutters should be mounted inside the window display. Traditional grills or railings on the street facing window would be permissible.</p> <p>Reason: In the interest of visual amenity.</p>

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, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Fergal Ó Bric

Planning Inspectorate

4th day of February 2026.

Appendix 1 - Form 1

EIA Pre-Screening

An Bord Pleanála Case Reference	PL-500171-WX		
Proposed Development Summary	Permission to erect a single storey building to the side of existing dwelling consisting of a neighbourhood shop		
Development Address	60 Saint John Street, Enniscorthy, Co. Wexford		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	x
		No	
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes	Tick/or leave blank		
No	Tick or leave blank	A neighbourhood shop does not fall within a class of development as per the Planning & Development Regulations.	x
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes	Tick/or leave blank		
No	Tick/or leave blank		X

4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	Tick/or leave blank	Proposals relate to the development of a neighbourhood shop and associated works.	X

5. Has Schedule 7A information been submitted?		
No	Tick/or leave blank	X
Yes		

Inspector: _____

Date: _____