

An  
Bord  
Pleanála

**Board Direction**  
**BD-018781-25**  
**ABP-318917-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/01/2025.

The Board decided to refuse permission for the following reasons and considerations.


### **Reasons and Considerations**

1. The site is not currently zoned for residential use under the Wexford County Development Plan 2022-2028, and noting that in preparing local area plans the planning authority will ensure a tiered approach to zoning so that land is developed in a phased and sequential manner in accordance with the availability of infrastructure. On this basis the Board considers that the proposal would be premature pending the adoption of the forthcoming Wexford Town Local Area Plan and the land use zoning provisions contained therein. The proposed development therefore, is considered to be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied that the applicant in this instance has demonstrated that that sufficient legal interest exists to allow for a vehicular pedestrian and cycle access into the adjoining Ard Uisce estate as indicated on the drawings submitted with the application. To permit development to proceed in the absence of such an access link would result in the development being solely reliant on the Starvehill Road for access to and from the site. Starvehill Road is considered to be deficient in terms of public footpaths, lighting and general

alignment to cater for the pedestrian and cycle traffic that would be generated by the proposed development and reliance on this road for entry and exit to the proposed development would result in an inconvenient and circuitous route for residents of the proposed development to access services associated with Wexford Town. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had concerns that currently, there are no land use zoning provisions associated with the site, that the granting of planning permission could potentially compromise any zoning land use strategy associated with the forthcoming Wexford Town Local Area Plan. On this basis it was considered that the proposed development is premature pending the adoption of the local area plan for the town. Furthermore, in relation to the second reason for refusal, the Board noted the contents of the applicants response to the grounds of appeal which clearly indicated that areas of roadway in the adjacent housing estate (Ard Uisce) which had been taken in charge by Wexford County Council. It indicated that the small green area contiguous to the red line boundary of the applicant's site had not been taken in charge by the Council, and this could potentially jeopardise the delivery of a link road (and associated cycle and pedestrian links) between the two housing estates. Such a link road between the proposed development and the adjoining Ard Uisce housing estate is considered to be a critical element in terms of providing more permeability between the schemes and providing more direct access to the to services and facilities associated with Wexford Town.

**Board Member**

  
Paul Caprani

**Date:** 30/01/2025