

# PLANNING DEPARTMENT

## Appeals Received from 23 Mar 2026 to 29 Mar 2026

Planning No	Application Type	Application Date	Decision Date	Local Auth. Decision	Appeal Lodged Date
20250983	Permission	12 Aug 2025	27 Feb 2026	Granted subject to conditions	25 Mar 2026
Applicant :	Tom & Pat Redmond				
Location :	Goreycorporationlands, Gorey Urban				
Proposal :	<p>Permission for development to construct a mixed-use scheme (comprising a multi-purpose events space, a hotel, a bar, a restaurant, a cafe and associated works as detailed below) at a site of c. 0.78 hectares. Protected structure (RPS Ref. WCC0210).</p> <p>The site is principally bounded: by a two-storey detached dwelling to the North; partially by North Parade and a two-storey detached dwelling known as "Jenville House" (RPS No. WCC1404) to the east, partially by No. 30 Sean Lois, No. 31A Sean Lois, bungalow apartments located to the rear of No. 51 Main Street, a two storey detached dwelling located to the rear of No. 50 Main Street, The Mews located to the rear of No. 50 Main Street and No. 50 Main Street (RPS No.s WCC1403/0246) to the west; and by Main Street to the South. The development will consist of: the demolition of a number of structures (c. 2,034 sqm in total) associated with the previous uses of the premises, including; a single storey warehouse (c. 1,000 sqm) and its ancillary office (c. 90 sqm) and admin building (c. 54 sqm); a two storey rear extension to the rear of No. 46 Main Street (c.790 sqm); and a single storey extension to the rear of No. 45 Main Street (c. 100 sqm). The development will also consist of the removal of ancillary fabric across the site including: walls, fencing and gates, mass concrete slabs, and remnants of previous structures. The development will also consist of: the construction of a single storey over lower ground floor multi-purpose event space building (c. 1,795 sqm) including a bar, mezzanine floor, kitchen, toilets. stage, back-stage area (including green room and dressing rooms), loading bay, plant, staff areas and storage, the construction of a three-storey 79 no. bedroom hotel (c. 3,279 sqm) including a lobby, reception, bar, breakfast bar, outdoor terrace, landscaped courtyard, kitchen, linen rooms, toilets, plant, staff areas and storage, the refurbishment and extension of No. 45 Main Street (a protected structure RPS No. WCC0210) to provide an enlarged bar/public house at ground floor level and restaurant use at first floor level (with interventions including the refurbishment of the existing outbuildings associated with No. 45 Main Street to provide bar space, provision of an opening in the western elevation of No. 45 Main Street to provide a new door, the provision of an opening in the northern elevation of No. 45 Main Street to provide access to the proposed bar and circulation and an opening in the parting wall between No. 45 and 46 Main Street, to provide interconnection of the properties at first floor level.) (Total gross floor area of existing bar and proposed bar at No. 45 Main Street is c. 735 sqm); the refurbishment and adaptive re-use of No. 46 Main Street to provide a cafe at ground floor level (c. 90 sqm) and restaurant use at first floor level (with interventions including the provision of an opening in the northern elevation to provide a new door, the provision of an enlarged window in the northern elevation, and the provision of an opening in the southern elevation to provide a through route from Main Street to a proposed courtyard to the rear of No. 46 Main Street.) (The first floors of Nos. 45 and 46 Main Street will together accommodate a single restaurant measuring a total of c. 380 sqm); the construction of a lower courtyard, an upper courtyard and an outdoor terrace to the rear of No. 45 Main Street and No. 46 Main Street; refurbishment of an exterior courtyard associated with the existing outbuildings of No. 45 Main Street; and provision of a lift/elevator and associated infrastructure servicing proposed outdoor and indoor spaces. The development will also consist of the provision of: vehicular, cyclist and pedestrian access from Main Street and North Parade; car parking (37 No. spaces including 8 No. electric vehicle (EV) spaces and 3 No. accessible parking spaces); electric vehicle (EV) charging infrastructure; bicycle parking (40 No. spaces); service yard (including HGV parking, a loading bay and storage areas); storage; staff areas and welfare facilities; prep areas; kitchens; toilets; bin storage; an ESB substation and switch room; boundary treatments (including gates, piers, fencing and screening); all hard and soft landscaping; signage; site lighting; provision of sustainable urban drainage systems (SUDS); and all other associated site excavation, infrastructural and site development works above and below ground, including changes in level and associated retaining features, and associated site servicing (foul and surface water drainage, water supply and electricity supply). The total gross floor area of the existing (to be retained) and proposed development is c. 6,279 sqm</p>				

Planning No	Application Type	Application Date	Decision Date	Local Auth. Decision	Appeal Lodged Date
20260021W	Permission	09 Jan 2026	04 Mar 2026	Refused	27 Mar 2026
Applicant :	Clonard Little Limited				
Location :	Clonard Little, Wexford Rural				
Proposal :	<p>Permission for the construction of a mixed residential development and associated works. The proposed development will consist of:</p> <ol style="list-style-type: none"> <li>1. The construction of 92 no. residential units (comprising 9 no. four-bedroom, 32 no. three bedroom, 17 no. two-bedroom, and 34 no. one-bedroom units) arranged across 4 no. house types and 5 no. apartment/maisonette blocks.</li> <li>2. A creche with a gross floor area of 223.8 sq.m.</li> <li>3. Provision of 112 no. car parking spaces (including 25 no. EV spaces and 13 no. disabled spaces) and 209 no. bicycle parking spaces (157 no. within two secure storage facilities and 52 no. visitor spaces).</li> <li>4. 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 at Clonard Little.</li> </ol> <p>A Natura Impact Statement (NIS) has been prepared in respect of this planning application.</p>				
20260022W	Permission	09 Jan 2026	04 Mar 2026	Refused	27 Mar 2026
Applicant :	Clonard Little Ltd				
Location :	Clonard Little, Wexford Rural				
Proposal :	<p>Permission for the proposed development will consist of:</p> <ol style="list-style-type: none"> <li>1. The construction of 50 no. residential units comprising 22 no. three-bedroom, 16 no. two-bedroom, and 12 no. one-bedroom units, arranged across 2 no. house types and 3 no. apartment/maisonette blocks, including 4 no. live-work units.</li> <li>2. Provision of 108 no. car parking spaces (including 30 no. EV spaces and 19 no. disabled spaces) and 150 no. bicycle parking spaces (120 no. within a secure storage facility and 30 no. visitor spaces).</li> <li>3. All associated site development works, boundary treatments, landscaping, and infrastructural connections</li> </ol>				

**Total No. of Appeals Received for Period :3**