



An
Bord
Pleanála

Board Direction
PL26.248159

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 14th 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The site of the proposed development is located within the development boundary of Gorey Town and Environs Local Area Plan 2017-2023 on lands partly zoned 'Residential' and on lands partly zoned 'Open Space and Amenity' with the objective "to protect and provide for recreation, open space and amenity area". Having regard to the siting of a significant component of the residential development on lands zoned for open space and amenity, it is considered that the proposed development would materially contravene the development objective indicated in the Local Area Plan for the zoning of part of the site for open space and amenity purposes and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is on serviceable lands, within the development boundary of Gorey Town, in close proximity to social and community services. It is a requirement, under Section 2.3.8 of the Gorey Town and Environs Local Area Plan 2017 - 2023, that the Council has regard to the *Guidelines for Planning Authorities – Sustainable Residential Development in Urban Areas*, issued by the Department of the Environment, Community and Local Government in May, 2009, and accompanying Design

Manual when considering the appropriate density for residential schemes. In addition, it is an objective of the planning authority (Objective HP08), as set out in Wexford County Development Plan 2013-2019, to ensure the density of residential developments is appropriate to the location of the proposed development to ensure that land is efficiently used.

Having regard to the proposed density of the development, at 5.7 dwelling units per acre, it is considered that the proposed development would not be developed at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to the built-up area of Gorey Town and to established social and community services in the immediate vicinity. Furthermore, it is considered that such a low density would be contrary to these Ministerial Guidelines, which indicate that net densities less than 30 dwellings per hectare should generally be discouraged in the interest of land efficiency. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The site of the proposed development is located on lands within the Creagh Neighbourhood Framework Plan, as set out in the Gorey Town and Environs Local Area Plan 2017 – 2023. It is considered that the siting of residential development on lands zoned for open space and amenity contravenes the provisions of the Framework Plan. It is also considered that the form, scale, layout and density of development proposed for the overall site would fail to establish a sense of place and would not give priority to the needs of pedestrians and other vulnerable road users, over that of vehicular traffic, contrary to the provisions of the Design Manual for Urban Roads and Streets, issued by the Department of the Environment, Community and Local Government in 2013, and would be incompatible with the provisions of the Creagh Neighbourhood Framework Plan, which seeks to facilitate the design of new development areas using robust urban block structures, with a presumption in favour of a perimeter block typology, and to encourage a variety of building types which reflect the function and hierarchy of routes and spaces in the area. Furthermore, by reason of the layout of the proposed

development, which would remove the bulk of the existing site features, including hedgerows and the relict laneway, the proposed development would fail to reflect the provisions of the Creagh Neighbourhood Framework Plan, which requires that such features be respected and enhanced as part of an improved and integrated green infrastructure network. The proposed development would, therefore, undermine the provisions of the Creagh Neighbourhood Framework Plan and contravene the provisions of the Local Area Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

4. Having regard to the uncertainty regarding the timing of, and statutory approvals that may be required for, the improvement works outlined in the application to the R725 (Carnew) Road, to Kilnahue Lane and to the junction of Kilnahue Lane with the R725, it is considered that any development of the subject lands would be premature pending the provision of these improvement works. Furthermore, it is considered that, if developed prior to the carrying out and completion of these improvement works, the proposed development would endanger public safety by reason of traffic hazard, including hazard to pedestrians and cyclists. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12th July 2017

Philip Jones