



An
Bord
Pleanála

Board Direction
BD-003465-19
ABP-303403-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4th July 2019.

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 the 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 on Sustainable Residential Development in Urban Areas, issued by the Department of the Environment, Heritage 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 25 dwelling units per hectare, 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. Furthermore, the overall form, layout and design, including lack of permeability, of the development proposed for this site is incompatible with both national guidance and local policy. In addition, some proposed apartments/duplexes are not fully in compliance with the section 28 Ministerial Guidelines for Planning Authorities Sustainable Urban Housing: Design Standards for New Apartments (2018) in relation to minimum storage areas and floor to ceiling heights. The proposed development would, therefore, be contrary to the section 28 Ministerial Guidelines and contrary to the proper planning and sustainable development of the area.

Board Member

Date: 04/07/2019

Stephen Bohan