



An
Bord
Pleanála

Board Direction
BD-007463-21
ABP-307751-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/12/20 and further to responses received on foot of a Section 137 Notice the Board met again on 03/02/2021.

The Board noted the applicants amended proposal submitted with the Section 137 response. However, the Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations and did not consider that the Section 137 response meaningfully addressed the two attached reasons for refusal.

Reasons and Considerations

1 A significant portion of the site is located in an area zoned objective OS – Open Space in the current Gorey Town & Environs Local Area Plan 2017 - 2023 for the area. Approximately 16 of the 62 proposed units (apartments/ duplex nos. 24 to 39) are fully located or significantly located on this open space lands. Having regard to the zoning of the site, the objective of which is to provide for open space and amenity uses, and the proposal to build residential units on these lands, would contravene materially the said zoning objective and would be contrary to the proper planning and sustainable development of the area.

2 The proposed development of 57 units on a site of 2.1618 hectares provides for a density of 26 units per hectare. The site is located within the serviced/ zoned area of Gorey and is within 920 m of the Main Street and 475 m from the railway station. The 'Sustainable Urban Residential Development Guidelines' (DoEHLG, 2009) consider that the density for such a location should be in excess of 35 units per hectare. The proposed development is therefore contrary to Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 as amended.

Board Member

Date: 03/02/2021

Paul Hyde