



An  
Bord  
Pleanála

**Board Direction**  
**BD-008139-21**  
**ABP-309362-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/05/2021.

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 Gorey Town and Environs Local Area Plan 2017, and the Clonattin Neighbourhood Framework Plan contained therein, identifies specific objectives and infrastructure requirements for these lands, which include new orbital connections between Clonattin Road and Courtown Road (R742) to the south. The design and layout of the section of the proposed link to the Courtown Road (R742) located within the proposed housing development is unsatisfactory and fails to have regard to the strategic role and movement function of this route as identified in the Local Area Plan or to the provisions of the Design Manual for Urban Roads and Streets (DMURS) for such routes. Similarly, the layout of development does not facilitate the provision of Clonattin Upper Avenue on the western part of the lands, as identified in the Local Area Plan and Neighbourhood Framework Plan. The proposed development would, therefore, result in an unsatisfactory standard of development, would be detrimental to the amenities of future residents of the development, and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Board Member**

  
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Terry Prendergast

**Date:** 11/05/2021

**Note:**

The Board also agreed with the Inspector that the design and layout of Block A of the proposed development would result in a poor design solution for this location at the entrance to the proposed development from Clonattin Road to the north, which is dominated by roads and surface car parking and which fails to establish a satisfactory sense of place. Given the substantive reason for refusal above, it did not pursue this matter further.

Please issue Direction with Order.