



An
Bord
Pleanála

Board Direction
BD-012224-23
ABP-312667-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/05/2023.

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

Reasons and Consideration

It is considered that the proposed development would represent a poor design response to this site that would not integrate with the existing development in the area in a satisfactory manner and would result in a piecemeal and un-coordinated backland development fronting onto a narrow-shared lane where insufficient detail has been provided regarding proposed access arrangements and sightlines to the public road. The proposed development would therefore not comply with Section 3.8 (Backland Development) of the Wexford County Development Plan 2022-2028. Furthermore, the proposed development would be of a scale and density not suited to Gorey Town Centre and on land zoned as Central Business Area in the Gorey Local Area Plan 2017-2023. Accordingly, it would have an adverse impact on the amenities of the residential in the area and on future occupants of the development and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Joe Boland

Date: 19/05/2023