

An  
Bord  
Pleanála

**Board Direction**  
**BD-019488-25**  
**ABP-321326-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/04/2025.

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

### **Reasons and Considerations**

Having regard to the location and character of the site and surrounding area, in a serviced urban area, together with the provisions of the Wexford County Development Plan 2022-2028, including Objective SH50 and the R zoning objective for the area, as provided for in the Gorey Town and Environs Local Area Plan 2017-2023 (extended to 2026), it is considered that, subject to compliance with the conditions set out below, the nature and scale of the development proposed to be retained and proposed development would be generally acceptable, would comply with local design guidance, and would not seriously injure the visual or residential amenity of the area. The development proposed to be retained and proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be retained, carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The independent family unit shall not be sold, let or otherwise conveyed as an independent living unit and shall revert to use as part of the main dwellinghouse on the cessation of such use. The existing garden and curtilage of the overall residential property on the site shall not be subdivided.

**Reason:** In order to comply with Objective SH50 of the Wexford County Development Plan 2022-2028.

3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

**Reason:** In the interest of public health.

4. (a) All foul sewage and soiled water shall be discharged to the public foul sewer.
- (b) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system or soakpits.

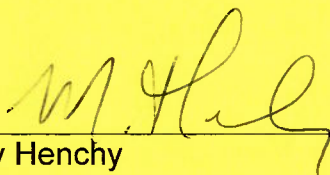
**Reason:** In the interest of public health.



5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

**Board Member**

  
Mary Henchy

**Date:** 17/04/2025