



An
Coimisiún
Pleanála

Direction
CD-021423-25
ACP-322894-25

The submissions on this file and the Inspector's report were considered at a meeting held on 27/11/2025.

This meeting followed an earlier meeting held on 13/10/2025 in which the commission decided to issue a Section 132 notice seeking additional information from the applicant/appellant. No response to the notice was received.

The Commission decided to refuse permission, for the following reasons and considerations.

Planning

Commissioner:

Date: 28/11/2025

Patricia Calleary

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DRAFT WORDING FOR ORDER

Reasons and Considerations

The commission noted various inaccuracies on the submitted planning drawings, including the extent of the site, position of boundaries and accordingly the commission was not satisfied that there was sufficient detail presented on a number of matters in respect of existing and proposed boundaries, landscape proposals, parking, turning and drop-off areas and the relationship between the proposed development and existing housing to the south in Millquarter. Furthermore, the

commission was not satisfied that all of the works proposed as part of the application would lie within the applicant's site as outlined with a redline boundary. Details of the intended operational relationship and connectivity, including for cyclists and pedestrians, between St.Aidan's existing facility east of the overall Milquarter estate was not sufficiently clear.

In the absence of such detail and resolution of inaccuracies, the commission could not be satisfied that the development, in an established residential area, would be in line with the provisions of the Gorey Local Area plan 2017-2023 and the Wexford County Development Plan 2022-2028, including those provisions set out in Section 4.1 of Appendix 2, whereby it cannot be determined whether the childcare facility would detract from the residential amenities of the estate or give rise to a traffic hazard and therefore, a grant of permission would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission noted the inspector, having regard to the small scale of the development, concluded that the traffic generation associated with the development would be minor and further considered that the inaccuracies on the drawings could be addressed by way of a planning condition.

The commission, in its deliberations on the appeal, decided that it would be necessary to seek this information during its consideration of the appeal to inform its decision and accordingly issued a section 132 notice to the applicant seeking the information, however, following the allocated time period for receipt of the information requested, no response was received by An Coimisiún Pleanála. In the absence of the information requested that gave an opportunity to the applicant to address matters raised, the commission was not satisfied that it could determine whether the childcare facility would detract from the residential amenities of the estate or give rise to a traffic hazard by reference to the provisions of the Wexford development plan and local development plan for Gorey. The commission concluded, that in these circumstances a grant of permission would be contrary to the proper planning and sustainable development of the area.