

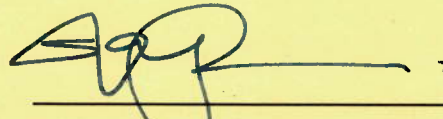
An
Coimisiún
Pleanála

Commission Direction
CD-000621
PL-500925-WX-26

The submissions on this file and the Inspector's report were considered at a meeting held on 28 May 2026.

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

Planning Commissioner:



Emer Maughan

Date:

2nd day of June 2026

DRAFT WORDING FOR ORDER

1. Having regard to the established built form and character of Esmonde Street, it is considered that the proposed development, by reason of its form, design, scale and massing, including the proposal to amalgamate numbers 40 and 41 Esmonde Street within a street where plot widths are predominantly narrow, would be out of character with the pattern of development in the vicinity, and would constitute a visually discordant feature that would be detrimental to the distinctive character of this area. Furthermore, it is considered that the extent and blank

nature of the side/north-eastern elevation of Block A would fail to provide for a satisfactory level of integration on the Arklow Road. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that Block A of the proposed development would be significantly overbearing on the adjoining residence to the east, and therefore, seriously injure the amenities of this adjacent property, and that the massing, articulation and form of both Block A and Block B would be significantly overbearing on the existing properties on Esmonde Street and Arklow Street. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The following Notes 1-5 relate to new issues with regards to this appeal, however given the substantive reasons for refusal outlined above, the Commission decided not to pursue these matters further at this time.

Note 1:

Section 3.12.3 of the Wexford County Development Plan 2022-2028 states, *'Appendix 1 of the Guidelines sets out the following standards for apartments which must be complied with'*. Appendix 1 of the 2020 Apartment Guidelines sets out the requirement for private amenity space for apartments (i.e. 7 sqm for 2 bedroom units). The Commission noted that Apartments 3 and 4 have no private amenity space and therefore the Commission determined that the lack of private open space is a material contravention of Section 3.12.3, Vol 2, of the CDP given that the CDP specifically refers to part of the Guidelines, requiring compliance with same. The Commission also noted that residents of Apartments 1-4 have no access to the sole area of communal open space at the northern end of Block B,

unless they transverse the private open space areas allocated to Apartments 5 and 6.

Note 2:

The Commission was not satisfied that the proposed development would provide adequate residential amenity for the future residents of the apartments particularly in relation to access to daylight and sunlight, adequate natural ventilation, the close proximity of windows serving bedrooms in different apartments within restricted covered lightwells and the orientation, size and positioning of windows particularly in Apartments 3 and 4.

Note 3

The Commission was not satisfied that adequate justification was presented for the proposed demolition of 3 residential dwellings, including number 41 Esmonde Street which is listed in the NIAH (Registration Number 15601040) where it is described as *'a pleasantly composed house of modest size built as one of a group of two non-identical units representing an element of the late nineteenth- or early twentieth-century domestic architectural heritage of Gorey. Having been reasonably well maintained, the house continues to present an early aspect with the understated composition attributes surviving in place together with a quantity of the historic or original fabric, thus contributing positively to the character of a streetscape undergoing continued commercialisation since the late twentieth century.'* Furthermore, the Commission considers that the proposed development would not accord with Objectives BH03 of the CDP which seeks to promote the development of heritage-led regeneration and engage in and promote initiatives to revitalise the historic cores and BH08 which seeks to encourage the re-instatement of historically correct traditional features and retention of original ridge heights as appropriate. The Commission also considered that

the proposed development by way of its scale, design, massing and proposed materials does not accord with Objective TV21 of the CDP which seeks to ensure that all new development is designed to respect, enhance and respond to its natural, built, cultural and social context and add to character and sense of place and Objective TV24 which seeks to adopt a town first approach to the revitalisation of historic urban centres which focuses on the repair and upgrade of existing historic buildings and their adaptation to new uses with regard to their architectural character and significance.

Note 4

The Commission considered that the proposed provision of a loading bay on Arklow Road within the footpath zone would obstruct pedestrians and create a traffic hazard.

Note 5

The proposed development does not provide for sufficient bicycle spaces as per the requirements of Table 6-10 of the CPD