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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20171380**

**APPEAL** by Garrydaniel Property Limited care of Joe Bonner, 127 Lower Baggot Street, Dublin against the decision made on the 13<sup>th</sup> day of December, 2017 by Wexford County Council to refuse permission to the said Garrydaniel Property Limited.

**Proposed Development** Permission to construct a housing scheme which shall consist of the construction of 44 number dwelling units including (i) 20 number three-bed two-storey terraced units, (ii) four number three-storey blocks consisting of 12 number two-bed ground floor apartment units with 12 number three-bed two storey duplex units above, (iii) connection to public services, (iv) associated surface water attenuation system, (v) associated public open spaces with hard and soft landscaping works, (vi) ancillary works to the public road and open space and (vii) ancillary site works, all at Clonatin Lower, Gorey Rural, Gorey, County Wexford.

**Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the zoning provisions of the Gorey Town and Environs Local Area Plan, 2017 - 2023 for the area within which the site is located, 'Objective C' – (Commercial), it is considered that the proposed residential development would be contrary to the policies and objectives aimed at promoting commercial uses at this location. The proposed development would materially contravene the commercial land use zoning objectives, as set out in the said Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Terry Ó Niadh**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2018.**