



Planning and Development Acts 2000 to 2018

Planning Authority: Wexford County Council

Planning Register Reference Number: 20181507

APPEAL by Derek and Tina O’Sullivan of Ramstown Lower, Gorey, County Wexford and by Oakhill Residents care of John James Dunne of 13 Oakhill, Gorey, County Wexford against the decision made on the 18th day of December, 2018 by Wexford County Council to grant subject to conditions a permission to Brendan Doyle on behalf of Arcona Developments Limited care of Dunbar Lunn Consulting Engineers of Unit 2 Aldercourt, Ferns, Enniscorthy, County Wexford.

Proposed Development: (a) Erection of 60 number dwellinghouses, consisting of 24 number three-bedroom dwellings (house type A and A1), 12 number two-bedroom dwellings (house type B), 12 number two-bed ground floor dwellings (house type C), and 12 number three-bed duplex unit dwellings (house type D), (b) provision of vehicular and pedestrian access to the existing public roadway on the north-eastern boundary, (c) provision of a green open space for use as a public amenity, and (d) ancillary site works and connection to existing services, all at Ramstown Lower, Gorey Rural, 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

1. The site of the proposed development is located within the development boundary of the Gorey Town and Environs Local Area Plan, 2017-2023 on lands partly zoned 'Residential' and on lands partly zoned 'Open Space and Amenity' with the objective "to protect and provide for recreation, open space and amenity area". Having regard to the siting of a significant component of the residential development on lands zoned for open space and amenity, it is considered that the proposed development would materially contravene the development objective indicated in the Local Area Plan for the zoning of part of the site for open space and amenity purposes and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development is on serviceable lands, within the development boundary of Gorey Town, in close proximity to social and community services. It is a requirement, under Section 2.3.8 of the Gorey Town and Environs Local Area Plan 2017-2023, that the Council have regard to the “Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas”, issued by the Department of the Environment, Heritage and Local Government in May, 2009, and accompanying Design Manual when considering the appropriate density for residential schemes. In addition, it is an objective of the planning authority (Objective HP08), as set out in Wexford County Development Plan 2013-2019, to ensure the density of residential developments is appropriate to the location of the proposed development to ensure that land is efficiently used.

Having regard to the proposed density of the development, at 25 dwelling units per hectare, it is considered that the proposed development would not be developed at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to the built-up area of Gorey Town and to established social and community services in the immediate vicinity. Furthermore, it is considered that such a low density would be contrary to these Ministerial Guidelines, which indicate that net densities less than 30 dwellings per hectare should generally be discouraged in the interest of land efficiency. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Furthermore, it is considered that the overall form, layout and design, including lack of permeability, of the development proposed for this site is incompatible with both national guidance and local policy. In addition, some proposed apartments/duplexes are not fully in compliance with the section 28 Ministerial Guidelines “Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities” issued by the Department of Housing, Planning and Local Government in March, 2018 in relation to minimum storage areas and floor to ceiling heights. The proposed development would, therefore, be contrary to the Ministerial Guidelines in relation to apartment development and contrary to the proper planning and sustainable development of the area.

Stephen Bohan

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.