



Planning and Development Acts 2000 to 2020

Planning Authority: Wexford County Council

Planning Register Reference Number: 20191538

APPEAL by Anthony F. and Mary O’Gorman of “Inglebrook”, Knockmullen, Gorey, County Wexford against the decision made on the 14th day of July, 2020 by Wexford County Council to grant subject to conditions a permission to Tom and Pat Redmond care of Molloy Architecture and Design Studio of 9 McCurtain Street, Gorey, County Wexford.

Proposed Development: Permission to construct a 62 number dwelling unit housing development which shall consist of the following: (a) six number four bedroom detached two storey dwelling units, (b) 12 number four bed semi-detached two storey dwelling units, (c) 12 number three bedroom semi-detached two storey dwelling units, (d) six number three bedroom terraced two storey terraced dwelling units, (e) five number two bedroom ground floor apartment units, (f) five number three bedroom duplex apartment units and also for a five storey apartment building with fourth floor set back, which shall consist of the following: (g) four number three bedroom duplex apartment units, (h) 12 number two bedroom apartment units, and also for all ancillary works and services which will consist of the following: (i) connection to existing housing scheme roadway, (j) public open spaces with hard and soft landscaping, (k) appropriate integration of the landscaping of the proposed main open space with the existing open space to the north western boundary, (l) intersite boundary fencings and wall construction, (m) boundary treatments,

(n) the provision of appropriate footpath, vehicular and pedestrian links to the adjoining lands and (o) connection to all existing public services at Ramstown Lower and Knockmullen 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. A significant portion of the site is in an area zoned objective OS – Open Space in the current Gorey Town and Environs Local Area Plan 2017-2023 for the area. Approximately 16 of the 62 proposed units (apartments/duplex numbers 24 to 39) are fully located or significantly located on this open space lands. Having regard to the zoning of the site, the objective of which is to provide for open space and amenity uses, and the proposal to build residential units on these lands, would contravene materially the said zoning objective and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development of 57 units on a site of 2.1618 hectares provides for a density of 26 units per hectare. The site is located within the serviced/zoned area of Gorey and is within 920 metres of the Main Street and 475 metres from the railway station. The 'Sustainable Urban Residential Development Guidelines' issued by the Department of Environment, Heritage and Local Government in 2009 consider that the density for such a location should be in excess of 35 units per hectare. The proposed development would, therefore, be contrary to the Ministerial Guidelines issued under section 28 of the Planning and Development Act, 2000, as amended and would be contrary to the proper planning and sustainable development of the area.

Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2021.