



Planning and Development Acts 2000 to 2020

Planning Authority: Wexford County Council

Planning Register Reference Number: 20200738

APPEAL by Anthony and Mary O’Gorman of “Inglebrook”, Knockmullen, Gorey, County Wexford against the decision made on the 26th day of August, 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: Construction of a 55 number unit Housing Scheme which shall consist of the following: (A) two number two-storey four-bedroom detached units, (B) eight number two-storey, four-bedroom semi-detached units, (C) four number two-storey, three-bedroom semi-detached units, (D) 12 number three-storey, four-bedroom terraced units, (E) nine number two-storey, three-bedroom terraced units, (F) 10 number ground floor two-bedroom apartment units beneath duplex, (G) 10 number first and second floor three-bedroom duplex apartment units, over two-bedroom ground floor units, and also for ancillary works and services which will consist of the following: - (H) connection to existing Housing Scheme roadway, (I) provision of appropriate pedestrian and vehicular link to adjoining lands, (J) connection to public services, (K) soft and hard boundary treatments and landscaping. All at Ramstown Lower, 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

Having regard to the location of the site and to the design and layout of the proposed development, it is considered that the proposed development would be out of character with the pattern of development in the area and would result in the poor disposition and quantity of public and communal open space. The proposed development would, thereby, constitute a substandard form of development which would seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2021.