



Planning and Development Acts 2000 to 2020

Planning Authority: Wexford County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 5th day of February 2021 by Axis Construction Limited care of McGill Planning Limited of 45 Herbert Lane, Dublin.

Proposed Development comprises of the following:

1. Demolition of the existing dwelling and shed on site (circa 334.27 square metres); construction of 363 number residential units, comprising
 - 42 number one-bed apartments,
 - 59 number two-bed apartments,
 - 134 number three-bed houses,
 - 124 number four-bed houses,
 - Four number five-bed houses,

in a range of building typologies ranging in height from two to three storeys.

2. The proposed development also includes a single storey creche (circa 513 square metres), new public open spaces, provision of 690 number car parking spaces and 222 number bicycle parking spaces. The proposal includes for new vehicular and pedestrian accesses and upgrades along Clonattin Village Road to the north, and a new access road including bridge to the R472 Courtown Road to the south via the existing access road serving the cinema with associated upgrades to the existing road and at the junction with the Courtown Road.
3. All associated site development works including site reprofiling, landscaping, boundary treatments and services provision including Electricity Supply Board Substations all located on lands to the south of Clonattin Village, and north of the R742 Courtown Road, in the townlands of Goreybridge, Clonattin Upper and Raheenagurren East, Gorey, County Wexford.

Decision

Refuse permission for the above proposed development based on 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

The Gorey Town and Environs Local Area Plan 2017-2023, and the Clonattin Neighbourhood Framework Plan contained therein, identifies specific objectives and infrastructure requirements for these lands, which include new orbital connections between Clonattin Road and Courtown Road (R742) to the south.

The design and layout of the section of the proposed link to the Courtown Road (R742) located within the proposed housing development is unsatisfactory and fails to have regard to the strategic role and movement function of this route as identified in the Local Area Plan or to the provisions of the Design Manual for Urban Roads and Streets (DMURS) for such routes. Similarly, the layout of the development does not facilitate the provision of Clonattin Upper Avenue on the western part of the lands, as identified in the Local Area Plan and Neighbourhood Framework Plan. The proposed development would, therefore, result in an unsatisfactory standard of development, would be detrimental to the amenities of future residents of the development, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Prendergast

Terry Prendergast

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this *13th* day of *May*

2021