

planting, boundary treatments, street lighting, ESB substations, internal roadways, footpaths and shared surfaces, and foul and surface water drainage and potable water supply necessary to facilitate the development. Drainage and water supply will necessitate works along the R772 and Coach Road on lands at Clonattin Lower, Gorey, County Wexford.

Decision

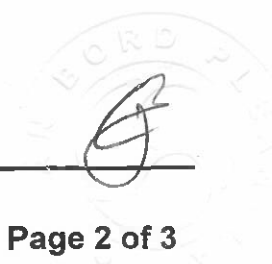
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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

1. The proposed development would contravene section 2.4 of the Gorey Local Area Plan which states that 'Residential land should be developed in a sequential manner linked with and in tandem with the delivery of necessary infrastructure'. Having regard to the geographically isolated nature of the site in relation to the existing urban area of Gorey, and the uncertainty surrounding the delivery of pedestrian and cycleway linkages to the proposed development, it is considered that the proposed development would be contrary to this policy and to the proper planning and sustainable development of the area.



2. Having regard to the uncertainty regarding the timing of the development of the lands to the south and the provision of suitable and safe pedestrian and cyclist linkage to the built-up area of Gorey Town, it is considered that any development on the subject lands would be premature pending the provision of these improvement works. Furthermore, it is considered that, if developed prior to the carrying out and completion of these improvement works, the proposed development would endanger public safety by reason of traffic hazard, including hazard to pedestrians and cyclists. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board



Dated this *22nd* day of *FEBRUARY* 2022