

Board Order ABP-310624-21

Planning and Development Acts 2000 to 2021

Planning Authority: Wexford County Council

Planning Register Reference Number: 20201465

**APPEAL** by Unicorn Real Estate Two Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 28<sup>th</sup> day of May, 2021 by Wexford County Council to refuse permission.

Proposed Development: (i) Demolition of a part single, part two-storey dwelling and associated shed to the rear; (ii) construction of 49 number houses, comprising 30 number three-bed, two and three-storey terraced houses and 19 number three-bed, two-storey semi-detached houses. Each dwelling is provided with a private rear garden; (iii) construction of 10 number apartments/duplex units comprising three number one-bed; five number two-bed; and two number three-bed units, in two and three-storey blocks. Each unit is provided with a private rear garden or terrace; (iv) provision of 117 number car parking spaces (including four number limited mobility spaces and 18 number electric charging spaces) and 32 number bicycle parking spaces; (v) provision of public landscaped open space (2,298 square metres); (vi) provision of new vehicular access onto R772 Arklow Road to include a right turning lane and necessary road markings and relining; (vii) construction of new footpath and cycle lane with street lighting along part of the R772; and (viii) all associated site, landscaping and infrastructural works, including tree

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 22 day of FBRUARY 2022