

An
Bord
Pleanála

Board Order
ABP-311467-21

Planning and Development Acts 2000 to 2021

Planning Authority: Wexford County Council

Planning Register Reference Number: 20211068

Appeal by Tom and Pat Redmond care of Joe Bonner, Town Planning Consultant of The Airport Hub, Unit 1, Furry Park, Old Swords Road, Santry, Dublin against the decision made on the 27th day of August, 2021 by Wexford County Council to refuse permission.

Proposed Development: Erect a four-storey commercial and mixed use development which will consist of the following: A. The demolition of two existing habitable two-storey dwellings with ancillary temporary works. B. The construction of a four-storey structure (to Arklow Road) and three-storey structure (to Esmonde Street) which will comprise of the following uses: C. Mixed retail, café and restaurant spaces to ground and first floor. D. Apartment and office space use to second and third floors. E. Ancillary private open spaces, consisting of balconies and winter gardens. F. The construction of a three-storey central connecting access core. G. Improvement and upgrade works to the existing laneway to Esmonde Street with outdoor dining spaces to the ground floor. H. Improvement works to the public footpaths and roadway to the Arklow Road. I. Connection to public services. J. Ancillary works and boundary treatments at Gorey Corporation Lands, Gorey Urban, County Wexford.

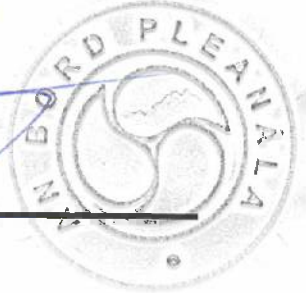
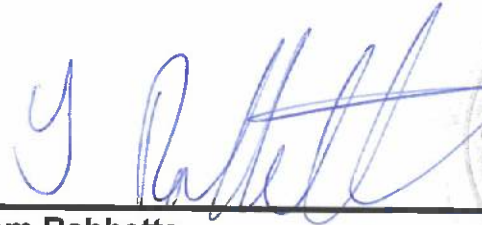
Decision

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

Reasons and Considerations

1. The proposed development by reason of its scale, volume, massing and proximity to site boundaries, in particular its proximity to shared boundaries with numbers 40 and 44 Esmonde Street, would have a negative impact on the character of the area and would seriously injure the amenities of adjoining properties by reason of visual obtrusion, overbearance and overlooking. Furthermore, the Board is not satisfied, in the absence of comprehensive studies of access to daylight and sunlight, that the proposed development would not adversely impact on neighbouring properties by reason of overshadowing and loss of light. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposal includes works to the Arklow Road in the vicinity of the site and the provision of a loading bay within the site boundary. The impact of the proposed works to Arklow Road are not assessed within the application and the turning movements onto the Arklow Road associated with the proposed loading bay would result in a pedestrian and traffic hazard. Furthermore, the Board considers that adequate provision for cycle parking and bin storage required to serve the development has not been demonstrated. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development includes works outside of the application site boundary on the existing private laneway adjacent to the site on Esmonde Street. The applicant has not demonstrated appropriate legal consent to carry out such works, which include cantilevered windows overhanging the laneway, and the proposed development is considered premature on this basis.



Tom Rabbette

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 23 day of March 2023.