



Planning and Development Acts 2000 to 2021

Planning Authority: Wexford County Council

Planning Register Reference Number: 20211747

APPEAL by Michael Molloy and Seamus Kinsella care of Brock McClure of 63 York Road, Dun Laoghaire, County Dublin against the decision made on the 12th day of January, 2022 by Wexford County Council to refuse permission for the proposed development.

Proposed Development: Erection of two number single storey semi-detached one bedroom dwelling units which will also include the following: (a) upgrade of existing access laneway, (b) hard and soft landscaping and boundary treatments and (c) connection to public services, all at Gorey Corporation Lands, Gorey Urban, County Wexford.

Decision

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

Reasons and Considerations

It is considered that the proposed development would represent a poor design response to this site that would not integrate with the existing development in the area in a satisfactory manner and would result in a piecemeal and un-coordinated backland development fronting onto a narrow-shared lane where insufficient detail has been provided regarding proposed access arrangements and sightlines to the public road. The proposed development would, therefore, not comply with Section 3.8 (Backland Development) of the Wexford County Development Plan 2022-2028. Furthermore, the proposed development would be of a scale and density not suited to Gorey Town Centre and on land zoned as Central Business Area in the Gorey Local Area Plan 2017-2023. Accordingly, the proposed development would have an adverse impact on the amenities of the residential in the area and on future occupants of the proposed development and would, therefore, be contrary to the proper planning and sustainable development of the area.



Joe Boland

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

Dated this *26th* day of *May* 2023.

