



An  
Bord  
Pleanála

**Board Order**  
**ABP-318014-23**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20230313**

**Appeal** by Toped Tep Limited care of Ian Doyle Planning Consultant of Woodleigh, Cornwall, Killurin, Enniscorthy, County Wexford against the decision made on the 18th day of August, 2023 by Wexford County Council to grant subject to conditions a permission to Robert Simpson care of Arthur O'Leary and Associates Limited of 81 Main Street, Gorey, County Wexford in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Change of use of existing building to retail use (by schedule appointment only) and all associated site and ancillary works at Gorey Corporation Lands, Gorey Urban, County Wexford.

## Decision

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## Reasons and Considerations

Having regard to the information submitted with the application and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply with the zoning objective for the site as set out in the Wexford County Development Plan 2022-2028, the Gorey Town and Environs Local Area Plan 2017-2023, as extended, would not seriously injure the amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further information submitted to the planning authority on the 26<sup>th</sup> day of July, 2023.

**Reason:** In the interest of clarity.



2. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

  
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Liam McGree

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

Dated this 24 day of SEPTEMBER 2024.