

An
Coimisiún
Pleanála

Commission Order
ACP-322894-25

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 2025/0162

Appeal by Mairead Sheehan of 238 Millquarter, Knockmullen, Gorey, County Wexford and by Brid Kinsella of 237 Millquarter, Knockmullen, Gorey, County Wexford against the decision made on the 11th day of June, 2025 by Wexford County Council to grant subject to conditions a permission to Tom and Pat Redmond care of Molloy Architecture and Design Studio of 22 McCurtain Street, Gorey, County Wexford.

Proposed Development: Change of use of existing five-bedroom detached single storey dwelling to a childcare facility for children with intellectual special needs with ancillary works (planning register reference number 2021/0927 refers) at Knockmullen, Gorey Rural, County Wexford.

Decision

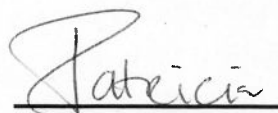
REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

The Commission noted various inaccuracies on the submitted planning drawings, including the extent of the site, position of boundaries and, accordingly, the Commission was not satisfied that there was sufficient detail presented on a number of matters in respect of existing and proposed boundaries, landscape proposals, parking, turning and drop-off areas and the relationship between the proposed development and existing housing to the south in Millquarter. Furthermore, the Commission was not satisfied that all of the works proposed, as part of the planning application, would lie within the applicants' site as outlined with a redline boundary. Details of the intended operational relationship and connectivity, including for cyclists and pedestrians, between St. Aidan's existing facility east of the overall Millquarter estate was not sufficiently clear. In the absence of such detail and resolution of inaccuracies, the Commission could not be satisfied that the proposed development, in an established residential area, would be in line with the provisions of the Gorey Local Area Plan 2017-2023 and the Wexford County Development Plan 2022-2028, including those provisions set out in Section 4.1 (Childcare Facilities) of Volume 2, whereby it cannot be determined whether the childcare facility would detract from the residential amenities of the estate or give rise to a traffic hazard and, therefore, a grant of permission would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission noted that the Inspector, having regard to the small-scale nature of the proposed development, concluded that the traffic generation associated with the proposed development would be minor and, furthermore, considered that the inaccuracies on the drawings could be addressed by way of a planning condition.

The Commission, in its deliberations on the appeal, decided that it would be necessary to seek this information during its consideration of the appeal to inform its decision and, accordingly, issued a Section 132 notice to the applicants seeking the information; however, following the allocated time period for receipt of the information requested, no response was received by the Commission. In the absence of the information requested which gave an opportunity to the applicants to address matters raised, the Commission was not satisfied that it could determine whether the childcare facility would detract from the residential amenities of the estate or give rise to a traffic hazard by reference to the provisions of the development plan and the local development plan for Gorey. The Commission concluded that, in these circumstances, a grant of permission would be contrary to the proper planning and sustainable development of the area.


Patricia Callear

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 02 day of December 2025.