



An
Coimisiún
Pleanála

Commission Order
PL-500725-WX-26

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 20250964W

Appeal by Damian Cullen against the decision made on the 9th day of January, 2026 by Wexford County Council to grant, subject to conditions, a permission to Society of Saint Vincent de Paul (Frederic Ozanam Trust, Saint Michael's Conference) in accordance with the plans and particulars lodged with said Council.

Proposed Development: Change of use of number 4 Saint Michael's Place, Gorey, County Wexford from commercial permission to two number apartments for social residential permanent living. This will consist of two number one-bedroom units. Permission for alterations and additions consisting of the demolition of the existing rear extension and construction of a new two-storey extension number 4, Saint Michael's Place, Gorey, County Wexford. Permission for elevational changes and ancillary internal works. Permission for the provision of a bin storage area to serve the development. All of the above including ancillary site works to be carried out at number 4, Saint Michael's Place, Gorey, 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 provisions of the Wexford County Development Plan 2022-2028, the provisions of the Gorey Town and Environs Local Area Plan 2017-2023 as extended, the Retail Core (RC) zoning objective pertaining to the site, where residential development is open for consideration, and to the nature, scale and design of the development; it is considered that, subject to compliance with the conditions set out below, the proposal would not seriously injure the amenities of the area or property in the vicinity, would be acceptable in terms of design and layout and would constitute an acceptable form of development. The proposed development 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 on the 5th day of August 2025, as amended by the further plans and particulars received by the planning authority on the 8th day of December 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. All external doors within the western elevation of the property shall open inwards only.

Reason: In order to ensure a satisfactory standard of development.

3. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate standard of development.

4. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

6. The disposal of surface water shall comply with the requirements, in writing where necessary, of the planning authority for such works and services.

Reason: In the interest of public health.

7. Secure bin and bicycle storage shall be provided on site to serve the two apartment units in accordance with plans submitted to the planning authority on the 8th day of December 2025.

Reason: In order to ensure a satisfactory standard of development.

8. Prior to the commencement of development, the developer shall enter into water and wastewater connection agreement with Uisce Éireann to provide for a service connection to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

9. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials for each apartment unit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained, and waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

10. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing over ground cables shall be relocated underground as part of the site development works.

Reason: In the interests of visual and residential amenity.

11. 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. The contribution shall be paid prior to the 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 Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 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.

Patricia Calleary

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

Dated this 03 day of June 2026