

---

**Planning and Development Act 2000, as amended**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20250699**

**APPEAL** by Des and Lisa Carty and by Diarmuid and Paula Bolger against the decision made on the 4<sup>th</sup> day of February, 2026 by Wexford County Council to grant permission, subject to conditions, to Tom and Pat Redmond for the proposed development.

**Proposed Development:** Permission for a mixed use commercial and residential development which will consist of the following: (a) the demolition of numbers 40 and 41 Esmonde Street, which consist of two number two-storey existing semi-detached dwelling units, (b) the retaining of the existing archway which forms the access to the existing laneway to the eastern boundary of number 41 Esmonde Street, (c) the demolition of a two-storey detached dwellinghouse at Arklow Road, (d) the construction of a three-storey structure with setback to the second floor which connects the Arklow Road and Esmonde Street sites, (e) the construction of two number open plan retail and restaurant spaces to the ground floor at the Esmonde Street area of the structure, (f) the construction of a single open plan retail unit accessed from the Arklow Road area of the building, which will also include an open plan area for restaurant/cafe use, (g) four number two-bedroom apartment units to the first floor with own door access from Esmonde Street with ancillary works with lift access, (h) mixed retail, restaurant and cafe to the first floor accessed

from the Arklow Road with a central staircase and lift shaft from the ground floor, including external terrace and outdoor partly covered dining area facing the north/north west, (i) two number three-bedroom apartments to second floor level accessed from Esmonde Street, with ancillary roof garden spaces, (j) second floor set-back office spaces consisting of three number individual office units, with roof terrace, staircase and lift access with service shaft, (k) external finishes consisting of blockwork arches and natural stone cill details, (l) minor works to the area within the site edged red to form a loading bay to the Arklow Road, to the outside of the main retail entrance, to facilitate goods deliveries, (m) the 'tie in' and connection of the access point to the front of the building at Esmonde Street to that which was granted under the Part 8 planning application for upgrade and improvement works to Esmonde Street, (n) connection to existing public utilities and services, (o) hard and soft landscaping works and (p) making good of adjoining properties and the Esmonde Street laneway where so required, all at Gorey Corporation Land, 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. Having regard to the established built form and character of Esmonde Street, it is considered that the proposed development, by reason of its form, design, scale and massing, including the proposal to amalgamate numbers 40 and 41 Esmonde Street within a street where plot widths are predominantly narrow, would be out of character with the pattern of development in the vicinity, and would constitute a visually discordant feature that would be detrimental to the distinctive character of this area. Furthermore, it is considered that the extent and blank nature of the side/north-eastern elevation of Block A would fail to provide for a satisfactory level of integration on the Arklow Road. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development, specifically Block A, would be significantly overbearing on the adjoining residence to the east and would, therefore, seriously injure the amenities of this adjacent property, and the massing, articulation and form of both Block A and Block B would be significantly overbearing on the existing properties on Esmonde Street and Arklow Street. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

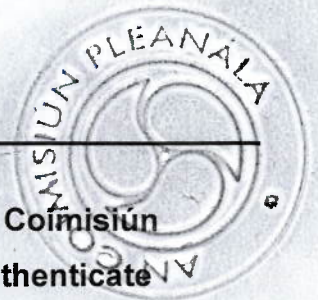


**Emer Maughan**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**



Dated this 3<sup>rd</sup> day of June 2026