

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 2025/0983

APPEAL by Mark Redmond and by others against the decision made on the 27th day of February, 2026 by Wexford County Council to grant subject to conditions a permission to Tom and Pat Redmond in accordance with plans and particulars lodged with the said Council..

Proposed Development: Construction of a mixed-use scheme comprising a multi-purpose events space, a hotel, a bar, a restaurant, a café and associated works. The development will consist of the demolition of a number of structures (circa 2,034 square metres in total) associated with the previous uses of the premises, including a single storey warehouse (circa 1,000 square metres) and its ancillary office (circa 90 square metres) and admin building (circa 54 square metres), a two-storey rear extension to the rear of 46 Main Street (circa 790 square metres), and a single storey extension to the rear of 45 Main Street (circa 100 square metres). The development will also consist of the removal of ancillary fabric across the site, including walls, fencing and gates, mass concrete slabs, and remnants of previous structures. The development will also consist of the construction of a single storey over lower ground floor multi-purpose event space building (circa 1,795 square metres), including a bar, mezzanine floor, kitchen, toilets, stage, back-stage area (including green room and dressing rooms), loading bay, plant, staff areas and storage, the construction of a three-storey 79-number bedroom hotel (circa

3,279 square metres), including a lobby, reception, bar, breakfast bar, outdoor terrace, landscaped courtyard, kitchen, linen rooms, toilets, plant, staff areas and storage, the refurbishment and extension of 45 Main Street (a protected structure RPS reference number WCC0210) to provide an enlarged bar/public house at ground floor level and restaurant use at first floor level (with interventions, including the refurbishment of the existing outbuildings associated with 45 Main Street to provide bar space, provision of an opening in the western elevation of 45 Main Street to provide a new door, the provision of an opening in the northern elevation of 45 Main Street to provide access to the proposed bar and circulation and an opening in the parting wall between 45 and 46 Main Street to provide interconnection of the properties at first floor level.) (Total gross floor area of existing bar and proposed bar at 45 Main Street is circa 735 square metres), the refurbishment and adaptive re-use of 46 Main Street to provide a cafe at ground floor level (circa 90 square metres) and restaurant use at first floor level (with interventions, including the provision of an opening in the northern elevation to provide a new door, the provision of an enlarged window in the northern elevation, and the provision of an opening in the southern elevation to provide a through route from Main Street to a proposed courtyard to the rear of 46 Main Street.) (The first floors of 45 and 46 Main Street will together accommodate a single restaurant measuring a total of circa 380 square metres), the construction of a lower courtyard, an upper courtyard and an outdoor terrace to the rear of 45 Main Street and 46 Main Street, refurbishment of an exterior courtyard associated with the existing outbuildings of 45 Main Street, and provision of a lift/elevator and associated infrastructure servicing proposed outdoor and indoor spaces. The development will also consist of the provision of vehicular, cyclist and pedestrian access from Main Street and North Parade, car parking (37 number spaces, including eight number electric vehicle (EV) spaces and three number accessible parking spaces), electric vehicle (EV) charging infrastructure, bicycle parking (40 number spaces), service yard (including HGV parking, a loading bay and storage areas), storage, staff areas and welfare facilities, prep areas, kitchens, toilets, bin storage, an ESB substation and switch room, boundary treatments (including gates, piers, fencing and screening), all hard and soft landscaping, signage, site lighting, provision of

sustainable urban drainage systems (SUDS), and all other associated site excavation, infrastructural and site development works above and below ground, including changes in level and associated retaining features, and associated site servicing (foul and surface water drainage, water supply and electricity supply). The total gross floor area of the existing (to be retained and proposed development is circa 6,279 square metres), all on a site of circa 0.78 hectares at lands located at 45 Main Street, 46 Main Street and North Parade, Gorey, County Wexford. [45 Main Street is a Protected Structure (RPS Reference WCC0210)]. The site is principally bounded by a two-storey detached dwelling to the north, partially by North Parade and a two-storey detached dwelling known as "Jenville House" (RPS reference number WCC1404) to the east, partially by 30 Sean Lois, 31A Sean Lois, bungalow apartments located to the rear of 51 Main Street, a two-storey detached dwelling located to the rear of 50 Main Street, The Mews located to the rear of 50 Main Street and 50 Main Street (RPS reference numbers WCC1403/0246) to the west; and by Main Street to the South, 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 location of the site, the nature of uses and the provisions of the Wexford County Development Plan 2022-2028, it is considered that the proposed development, subject to compliance with the conditions set out below, would be acceptable in principle and consistent with the provisions of the Development Plan in terms of creating vibrant towns and town centres, in particular Objective GT01, Objective GT05, Objective TV55, Objective TM48, Objective TM10 and would be a positive development for Gorey in this regard. The Commission was satisfied that the proposed development has a high standard of design, would be acceptable in terms of built heritage, and overall provides a considered and responsive layout in terms of adjacent properties, with regard to noise, overbearance, overlooking and daylight/sunlight, and, noting this town centre location, would not detract unduly from the amenities of properties in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission was satisfied that, given the size of the Events venue which is stated to, on occasion, cater for events with approximately 1000 people, the location of the proposed development within the town centre, adjacent to rail and other public transport and the identification of a Park and Ride Strategy that included parking locations within one kilometre walking distance of the site, the Event Management Plan/Mobility Management Plan and Traffic and Transport Assessment Report were sufficiently robust and agreed with the planning authority that the documentation submitted, particularly at further Information stage, adequately addressed parking and traffic related concerns associated with the larger events. The Commission was satisfied that the development, subject to a

condition which provides for annual monitoring of the Event Management Plan, would not seriously injure the amenities of properties in the vicinity or endanger public safety by reason of traffic hazard or obstruction of road users and would be in accordance with proper planning and sustainable development of the area.

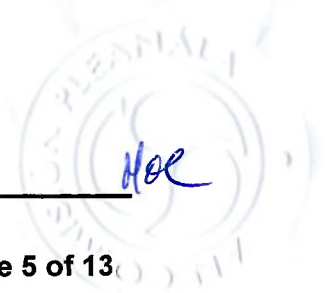
The Commission were satisfied that the box-in-box design of the Events building would provide adequate noise insulation and that the imposition of a condition restricting hours of operation was not necessary in addition to a condition regarding noise levels and the requirement for an Events Management Plan to address crowd control.

The Commission was also satisfied that overlooking of existing dwellings could be addressed by way of condition obviating the need to remove two bedrooms.

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 plans and particulars received by the planning authority on the 4th day of February, 2026, 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. The proposed development shall be amended as follows:

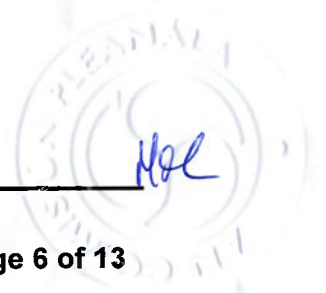
- (a) Omit window on south elevation of corner bedrooms on Level 1 (drawing number 951185-MSG-US-01-DR-HJL-A-1015 Rev 1) and Level 2 (drawing number 951185-MSG-US02-DR-HJL-A-1016 Rev 1) above bin store to prevent overlooking.
- (b) Install louvre on window on last/corner bedrooms on Level 1 (drawing number 951185-MSG-US-01-DR-HJL-A-1015 Rev 1) and Level 2 (drawing number 951185-MSG-US02-DR-HJL-A-1016 Rev 1) above bin store facing existing house no.50 to prevent overlooking.
- (c) There shall be no glazing on the south-eastern elevation of the corner suites on Level 1 (drawing number 951185-MSG-US-01-DR-HJL-A-1015 Rev 1) and Level 2 (drawing number 951185-MSG-US02-DR-HJL-A-1016 Rev 1) facing existing house (Greenville).

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity and to obviate overlooking of existing residential dwellings.

3. Drainage arrangements, including the attenuation and 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 and surface water management.



4. Prior to the commencement of development the developer shall enter into a Connection Agreement (s) with Uisce Éireann/(Irish Water) to provide for service connection(s) to the public water supply and/or wastewater collection network.

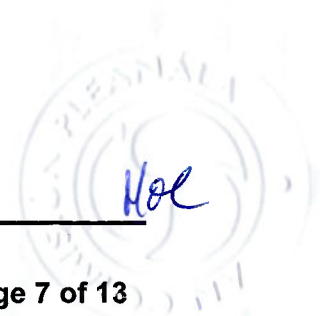
Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

5. 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.

Reason: In the interests of visual and residential amenity.

6. The development shall be carried out and operated in accordance with the provisions of the Events Management Strategy/Mobility Management Plan (MMP) submitted to the planning authority on the 4th day of February, 2026. The specific measures detailed in the Strategy to achieve the objectives and modal split targets for the development shall be implemented in full, including the details of proposed measures for crowd control before, during and after events. The developer shall undertake an annual monitoring exercise to the satisfaction of the planning authority for the first three years following and shall submit the results to the planning authority for consideration and placement on the public file.

Reason: In the interest of public safety and to achieve a reasonable modal split in transport and travel patterns in the interest of sustainable development.



7. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including noise and dust management measures, sightlines, wheelwash provision, a Construction Traffic Management Plan and a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021).

Reason: In the interest of public safety and amenity.

8. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday 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 amenities of property in the vicinity.

9. (a) The internal road network serving the proposed development, including turning bays, junctions, parking areas, footpaths, and kerbs, and access road to the service area shall comply with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets (DMURS).

- (b) Footpaths shall be dished at road junctions in accordance with the requirements of the planning authority. Details of all locations and materials to be used shall be submitted to, and agreed in writing with the planning authority prior to the commencement of development.

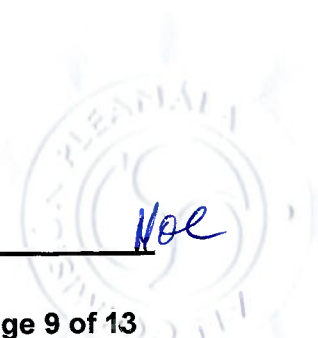
Reason: In the interests of amenity and of traffic and pedestrian safety.

10. Levels of illumination on the site and external light sources shall be installed and operated so as to minimise overall light emission from the site and to prevent glare or dazzle on adjoining access road, public road or on adjoining properties.

Reason: In the interests of visual amenity, traffic safety and the proper planning and development of the area.

11. 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 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 and the amenities of properties in the vicinity.

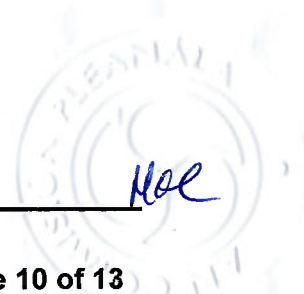


12. The landscaping scheme as submitted to the planning authority on the 4th day of February, 2026 shall be carried out within 12 months of the date of the first planting season following substantial completion of external construction works.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within two years of planting shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

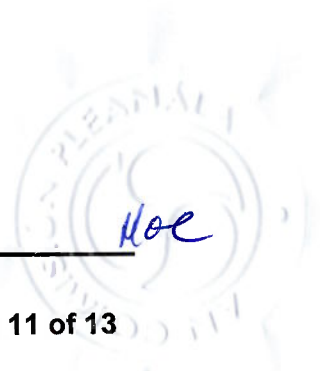
13. The developer shall engage a suitably qualified (licensed eligible) archaeologist to monitor (licensed under the National Monuments Acts) all site clearance works, topsoil stripping, groundworks, dredging and/or the implementation of agreed preservation in-situ measures associated with the development following consultation with the National Monument Service (NMS). Prior to the commencement of such works, the archaeologist shall consult with and forward to the Local Authority or the NMS as appropriate a method statement for written agreement. The use of appropriate tools and/or machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the National Monuments Service, regarding appropriate mitigation [preservation in-situ/excavation].



The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer. Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.

Reason: To ensure the continued preservation [either in situ or by record] of places, caves, sites, features or other objects of archaeological interest.

14. (a) Noise resulting from operations affecting nearby noise sensitive locations shall not exceed the background level by 10 dB(A) or more or exceed EPAs NG4 (Guidance Note for Noise: Licence Applications, Surveys and Assessments in Relation to Scheduled Activities) limits whichever is lesser (as measured from the facade of the nearest noise sensitive locations).
- (i) Daytime (0700-1900 hours) 55 dB L_{Ar}, T (rated noise level, equal to L_{Aeq} during a specified time interval *EPA NG4)
- (ii) Evening (1900- 2300 hours)- 50 dB L_{Ar}, T



(iii) Night-time (2300- 0700 hours)- 45 dB LAr, T.

As measured from the facade of the nearest noise sensitive location. Clearly audible and impulsive tones at noise sensitive locations during the evening and night shall be avoided irrespective of the noise level.

(b) There shall be no outbreak of amplified music from any activities at these premises.

Reason: To protect the residential amenities of property in the vicinity of the site.

15. All external shopfronts and signage shall be in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to the provision of such shopfronts and signage.

Reason: In the interest of visual amenity.

16. 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 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, 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.

Marie O'Connor

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Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this *28th* day of *September* 2026.

