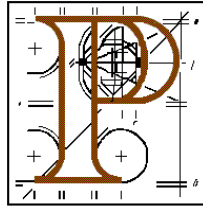


An Bord Pleanála



LOCAL GOVERNMENT (NO. 2) ACT, 1960

HOUSING ACT, 1966

PLANNING AND DEVELOPMENT ACTS, 2000 TO 2015

An Bord Pleanála Reference Number: 26.CH3243

Wexford County Council

APPLICATION received by An Bord Pleanála on the 28th day of August, 2015 from Wexford County Council pursuant to section 76 of, and the Third Schedule to, the Housing Act, 1966 as extended by section 10 of the Local Government (No. 2) Act, 1960 (as substituted by section 86 of the Housing Act, 1966) and the Planning and Development Acts, 2000 to 2015, for confirmation of a compulsory purchase order authorising compulsory acquisition of lands and entitled **County Wexford Compulsory Purchase Order No. 3 of 2015 in the County of Wexford, Lands at rear of Market House, Main Street, Gorey, Gorey Corporations Lands, Gorey Urban, County Wexford.**

DECISION

CONFIRM the above compulsory purchase order for the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Having considered the objections made to the Compulsory Purchase Order, and the report of the person who conducted the oral hearing into the objections, and having regard to the purposes of the acquisition as set out in the Order, the need to promote the urban regeneration of Gorey town centre, and the backlands of the town centre to the rear of the Market House, in accordance with the policies in the Gorey Town and Environs Local Area Plan 2010, and, in particular, Objectives RC1 and TC3 of this Plan, it is considered that the acquisition of the land in question is necessary for these purposes and that the objections cannot be sustained against this necessity.

In deciding not to accept the Inspector's recommendation to annul the Compulsory Purchase Order, the Board accepted the case made by the local authority that urban regeneration of this area of land immediately adjacent to and in the backlands behind the Market House, a building of considerable importance to the history of Gorey, as outlined in Section 6.3 of the Gorey Town and Environs Local Area Plan 2010, is in accordance with the provisions of the Local Area Plan and that there is a community need to encourage and facilitate such urban regeneration. The Board was of the opinion, having regard to the documentation on file, including the submissions made during the course of the oral hearing, that such regeneration is a valid purpose within the meaning of the Planning and Development Act 2000, as amended, and in the light of relevant case law, and, therefore, represents a reasonable exercise by a local authority of its powers under the Act in order to achieve a comprehensive redevelopment of an area in need of regeneration for the public good. Furthermore, the Board did not accept the Inspector's interpretation of case law and considered that the local authority had provided sufficient evidence to establish that this regeneration is desirable in the public interest, and that the regeneration cannot be achieved without the involvement of the local authority, and the use of its powers to assemble the overall site in question.

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

Dated this day of 2016.