



An
Coimisiún
Pleanála

Inspector's Report

PL-501010-WX-26

Development

Permission to subdivide the site of the existing single-storey dwelling and to construct a semi-detached two-bedroom, single storey dwelling to the side of the existing dwelling.

Location

Goreycorporationlands, Gorey
Urban, Co. Wexford Y25 X977.

Planning Authority

Wexford County Council.

Planning Authority Reg. Ref.

20251736W

Applicant(s)

Ava Williams.

Type of Application

Permission.

Planning Authority Decision

Refuse Permission.

Type of Appeal

First Party.

Appellant(s)

Ava Williams.

Observer(s)

None on file.

Date of Site Inspection

13th June, 2026.

Inspector

Aiden O'Neill.

Table of Contents

1.0	Site Location and Description	3
2.0	Proposed Development	3
3.0	Planning Authority Decision.....	4
4.0	Planning History	7
5.0	Policy Context	10
6.0	EIA Screening	12
7.0	The Appeal	12
8.0	Assessment.....	15
9.0	AA Screening	17
10.0	Water Framework Directive	18
11.0	Recommendation	19
12.0	Reasons and Considerations	19
13.0	Conditions	19
	Appendix 1: Form 1 EIA Pre-Screening	21
	Appendix 2: Form 2 - EIA Preliminary Examination.....	23

1.0 Site Location and Description

- 1.1. The proposed development site is c. 0.33ha in area, and comprises the front and side garden, rear driveway space and rear garden of an existing single-storey semi-detached corner dwelling (no.17) in the mature suburban residential estate known as Coislinne, to the north-west of Gorey town centre, in the townland of Goreycorporationlands, Gorey Urban, Co. Wexford.
- 1.2. The front of the dwelling is accessed via pedestrian gate from the estate road and is characterised by a low painted and capped boundary wall, with front garden area. The vehicular access to the dwelling is from the side (north). The dwelling has a pitched roof with flat roofed rear section. There is a single-storey shed and private courtyard to the rear of the dwelling.
- 1.3. The general area of the proposed development site is characterised by single-storey semi-detached pitched roof dwellings set back from the public road in a uniform building line, with off-street parking and front gardens.

2.0 Proposed Development

- 2.1. The proposed development will consist of permission to subdivide the site of the existing single-storey dwelling and to construct a semi-detached two-bedroom, single storey dwelling (c. 54m² internal floor area) to the side of the existing dwelling which shall also include the following: (a) ancillary preparations, alterations and demolition works to the existing property. (b) connection of proposed dwelling to existing public services. (c) Inter-site boundary treatments (d) Hard and soft landscaping to the existing and proposed dwelling. (e) Site works including roadside boundary alterations to facilitate off street private car parking. (f) Ancillary works.
- 2.2. The Proposed Site Layout Plan that accompanies the application illustrates that the proposed dwelling is to extend beyond the front building line of the existing dwelling to the south, and will also extend to the rear. A 900mm metal bow-top railing is proposed over the existing, refurbished 900mm wall to the eastern and northern boundary. A 1.2m high boundary wall with 2no. access gates is proposed to the eastern boundary of the existing and proposed dwellings. The entrance to the proposed dwelling is located on the eastern elevation, with feature zinc/standing seam finish to the

entrance façade. 2no. off street car parking spaces are proposed, 1no. to the east, and 1no. to the rear of the proposed dwelling. A rear patio with overhead pergola is proposed, as well as a separate utility/store structure. A private garden area (57m²) is proposed to the east (front) of the proposed dwelling with boundary wall and planting. The roof ridge height of the proposed dwelling matches that of the existing dwelling, although the proposed roof has a bellcast design.

- 2.3. The demolition plan that accompanies the application illustrates that part of the northern side of the existing dwelling incorporating the living room and kitchen/dining area is to be demolished and the opes on the northern side of the rear shed are to be closed to facilitate the proposed development. The total area of demolition is 4.4m².
- 2.4. The proposed dwellings will connect to public services. The application is supported by a Confirmation of Feasibility, ref: CDS24004253, stating that water and wastewater connections are feasible without upgrades. The COF also states that there is an existing sewer running through the site, and that it will not be permitted to build over UÉ infrastructure. The layout must ensure that the pipe is protected and that adequate separation distances provided.
- 2.5. The application cover letter states that a similar development was granted in the area under PA Ref. Nos. 20181163, 20241503 and 20241505.

3.0 Planning Authority Decision

3.1. Decision

Wexford County Council refused planning permission on 20th February, 2026 for 1no. reason as follows:

1. The proposed dwelling, by virtue of its position and design, would not integrate well into the streetscape and have a negative impact on the character of the area. The proposed development does therefore not comply with the land use zoning objective as outlined within Section 11.2 of the Gorey Town and Environs Local Area Plan 2017-2023 and would be contrary Sections 3.5 and 3.7 of Volume 2 and Objective TV21 of the Wexford County Development Plan 2022-2028. The proposed development would set a precedent for further similar

development and would be contrary to the proper planning and sustainable development of the area.

3.1.1. Conditions

N/A.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The Assistant Planner's report dated 18th February, 2026 notes the following:

- The principle of the proposed development is acceptable, where the proposal is well integrated into the site and subject to compliance with development management standards.
- The applicant seeks to rectify the previous refusal reason with current proposal.
- the development as proposed has the potential to negatively impact the streetscape and should therefore be refused.
- In terms of external materials, finishes etc, the proposed dwelling is considered to reflect a good mix of the more traditional vernacular building styles (roof pitch, building height, boundary treatments) and the contemporary finishes which have started to emerge on the street in recent years and is therefore considered acceptable.
- There are no overlooking concerns.
- The established area is characterised by 1960s/1970s design semi-detached single storey dwellings. Boundary treatments to the street are typically low-lying front boundary walls with open front gardens/driveways.
- In stark contrast, the proposed dwelling would sit significantly far forward of the established building line to both the north and east, but particularly that to the north, negatively interrupting the rhythm of the streetscape.
- It would also introduce high, enclosed boundary treatments/gateways that are out of character.
- The siting of the new dwelling also significantly increases its scale, mass and bulk when viewed on approach.

- The proposal is therefore contrary to Section 3.5 Sub-Division of a Dwelling as set out in Volume 2 of the CDP where it states dwelling *“does not detract from the character of the property, adjoining properties and amenities of the area”*.
- The proposal is also contrary to section 3.7 Corner/Side Garden Sites where it states *“the dwelling should generally be designed and sited to match the established building line and respond to the roof profile of adjoining dwellings”* and *“the design of the dwelling should respond to the character of the area and adjoining dwellings and contribute to a sense of harmony”*.
- Taking into account the existing streetscape and existing boundary treatment along roadway the proposed boundary treatments would not assimilate into the existing streetscape.
- The proposal for a new entranceway for 3 carparking spaces with direct access onto public road are located in close proximity to sharp bend in roadway.
- New pedestrian entranceway to be created along northwestern boundary of the site, with existing vehicle entranceway to be relocated to the southwestern boundary of the site along Coislinne Road.
- The applicant has been refused twice previously under 20250812 and 20240014.
- Refusal reason 2 and 3 has in part been addressed through liaison with Uisce Eireann.
- However, Refusal Reason 1 has not been overcome. While the reference to a similar development within the same estate (20241503 & 20241504) is noted, those proposed designs were in keeping with the existing building line and were designed with due regard to the existing character of the estate.
- Having regard to the position, design and the existing development within the surrounding area on a prominent corner site, it is considered that the proposed development would not integrate well into the streetscape of Coislinne. The building line of the proposed development sits well forward of the existing Coislinne estate building line and would result in a dwelling which appears distinctly out of character with the surrounding area.

- The proposed development is contrary to the land use zoning objective as outlined within Section 11.2 of the Gorey Town and Environs Local Area Plan 2017-2023 and would be contrary to sections 3.5 and 3.7 and Objective TV21 of the Wexford County Development Plan 2022-2028 which seek to protect the residential character of the area.

The Assistant Planner's report is the basis for the Planning Authority's decision to refuse planning permission.

The Senior Executive Planner comments on the Assistant Planner's report that an appropriately designed dwelling which takes cognisance of the existing building type and site layout would be acceptable at this location. The proposed dwelling if permitted would set a precedent for further similar development and would be contrary to development plan policy

3.2.2. Other Technical Reports

- The Report of the Enforcement Officer dated 14th January, 2026 states that there are no open planning enforcement cases on the site.

3.3. Prescribed Bodies

None on file.

3.4. Third Party Observations

None on file.

4.0 Planning History

4.1. The following history pertains to the proposed development site.

- 20250812: Permission was refused on 20th August, 2025 to subdivide the site of existing single-storey dwelling and to construct a semi-detached two bedroom, single storey dwelling to the side of the existing dwelling which shall also include the following: - (a) Ancillary preparations, alterations and demolition works to the existing property, (b) connection of proposed dwelling to existing public services, (c) inter-site boundary treatments, (d) hard and soft landscaping to the existing and proposed dwelling, (e) site works including

roadside boundary alterations to facilitate off street private car parking. (f)

Ancillary works. Permission was refused for 3no. reasons:

1. The proposed dwelling, by virtue of its position and design would not integrate well into the streetscape and have a negative impact on the character of the area. The proposed does therefore not comply with the land use zoning objective as outlined within Section 11.2 of the Gorey Town and Environs Local Area Plan 2017-2023 and would be contrary to Objective TV21 of the Wexford County Development Plan 2022-2028. The proposed development would set a precedent for further similar development and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development is located over an existing public sewer line. Insufficient information has been received on the means by which the potential impact of the proposed development on the existing foul sewer line would be addressed in the consent of Uisce Eireann to same. The proposed development could therefore be prejudicial to public health and contrary to the proper planning and sustainable development of the area.
3. A submission of a copy of confirmation of feasibility correspondence from Irish Water with regard to connection to existing public mains and public foul has not been supplied and in the absence of this information the planning authority were unable to make a full assessment and therefore the development is considered contrary to the proper planning and sustainable development of the area.

Similar to PA Ref . No. 20240014, the proposed development consisted principally of a flat-roofed dwelling with hanging planting to the edge of the parapet. The proposed dwelling extended beyond the established building generally in the same manner as the current proposal.

- 20240014: Permission was refused on 1st March, 2024 to subdivide the site of existing single-storey dwelling and to construct a semi-detached two bedroom, single storey dwelling to the side of the existing dwelling which shall also include the following: (a) Ancillary preparations, alterations and demolition works to existing property, (b) Connection of proposed dwelling to existing public services

(c) Inter-site boundary treatments, (d) Hard and soft landscaping to the existing and proposed dwelling, (e) Site works including roadside boundary alterations to facilitate off street private car parking, (f) Ancillary works for 3no. reasons :

1. The proposed dwelling, by virtue of its position and design would not integrate well into the streetscape and have a negative impact on the character of the area. The proposed development does therefore not comply with the land use zoning objective as outlined within Section 11.2 of the Gorey Town and Environs Local Area Plan 2017-2023. The proposed development would set a precedent for further similar development and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development is located over an existing public sewer line. Insufficient information has been received on the means by which the potential impact of the proposed development on the existing foul sewer line would be addressed and the consent of Uisce Eireann to same. The proposed development could therefore be prejudicial to public health and contrary to the proper planning and sustainable development of the area.
3. A submission of a copy of confirmation of feasibility correspondence from Irish Water with regard to connection to existing public mains has not been supplied and in the absence of this information the planning authority were unable to make a full assessment and therefore the development is considered contrary to the proper planning and sustainable development of the area.

The proposed development consisted principally of a flat-roofed dwelling with hanging planting to the edge of the parapet. The proposed dwelling extended beyond the established building generally in the same manner as the current proposal.

- 20170387: Permission granted on 21st June, 2017 for retention and completion of; (a) widening of vehicular access (b) increasing the height of a section of the roadside boundary wall.
- Enforcement File: 0148-2016: Possible unauthorised development raised wall. Case closed 6/11/2028.

5.0 Policy Context

5.1. Development Plan

The provisions of the Wexford County Development Plan 2022-2028 refer.

Gorey is designated as Level 1 Key Town in Table 3-2 of Volume 1 of the Plan, and is stated to be an important and thriving town which is well placed to accommodate additional economic growth and become more self-sustaining.

The town is allocated an increase in population of 3,929 persons for the period 2016-2040 in Table 3-3 of Volume 1 of the Plan.

Objective SH06 of Chapter 4 of the Volume 1 of the Plan seeks to prioritise the provision of new housing in existing settlements and at an appropriate scale and density.

Table 4-5 of Chapter 4 of the Volume 1 of the Plan in relation to inner suburban/Infill sites states that potential sites may range from small gap infill, unused or derelict land and backland areas, up to larger residual sites or sites assembled from a multiplicity of ownerships. In residential areas whose character is established by their density or architectural form, a balance has to be struck between the reasonable protection of the amenities and privacy of adjoining dwellings, the protection of established character and the need to provide residential infill. The local area plan should set out the planning authority's views with regard to the range of densities acceptable within the area.

Design and Placemaking is addressed in Chapter 5 of the Volume 1 of the Plan.

Section 5.10.1 in relation to infill, states that the Council will encourage development which intensifies the use of the land to, at a minimum, the intensity of adjoining uses but optimally, subject to the appropriate protection of amenities of adjoining residences to a higher intensity.

Objective TV14 seeks to require that new buildings are of exceptional architectural quality, and are fit for their intended use or function, are flexible in the face of unknown future demands, durable in terms of design and construction, respectful of setting and the environment and to require that the overall development is of high quality, with a well-considered public realm.

Equally, objective TV15 seeks to ensure that the appearance of buildings, in terms of details and materials (texture, colour, patterns and durability), is of a high standard with enduring quality and has a positive impact on the visual quality of the area.

Furthermore, objective TV21 seeks to ensure that all new development is designed to respect, enhance and respond to its natural, built, cultural and social context and add to character and sense of place.

Volume 2 of the Plan sets out the applicable Development Management standards. Section 2 sets out common principles for all developments including: siting, layout and design should ensure that the development would not give rise to undue overshadowing of properties in the vicinity; and boundary treatments must be appropriate to their setting-urban and rural.

Section 3.5 in relation to the subdivision of a dwelling states that such subdivision which has public waste water and water infrastructure will be considered where it does detract from the character of the property, adjoining properties and the amenities of the area. The proposal will be required to meet the minimum standards relating to residential developments including services, private open space and car parking.

Section 3.7 sets out policies with respect to corner/garden sites. This states that the development of a residential unit in the side garden of an existing residential plot or on a corner site would contribute to the efficient use of lands and can enhance a streetscape. These proposals should comply with the requirements relating to infill development as set out in Chapter 5 Design and Place-making in Towns and Villages and:

- The site should be sufficient in size to accommodate an additional dwelling and an appropriate set back should be maintained from adjoining dwellings. The dwelling should generally be designed and sited to match the established building line and respond to the roof profile of adjoining dwellings.
- The design of the dwelling should respond to the character of the area and adjoining dwellings and contribute to a sense of harmony. Contemporary and innovative proposals that respond to the local context will be encouraged, particularly on larger sites which can accommodate a number of dwellings.

In the Gorey Town and Environs Local Area Plan 2017-2023 (as extended for 3no. years from 3rd June, 2023), the site is zoned 'Residential (R). Section 11.2 of the LAP defines the Residential zoning objective as 'to protect and enhance the residential amenity of existing and developed communities and to provide for new residential development, associated residential services and community facilities'.

5.2. **Relevant National or Regional Policy / Ministerial Guidelines**

National Planning Objective (NPO 9) of the National Planning Framework First Revision 2025 (NPF) requires that at least 30% of all new homes targeted for settlements (excluding the five major cities and their suburbs) must be delivered within their existing built-up footprints and ensure compact and sequential patterns of growth.

The Sustainable Residential Development and Compact Settlements Guidelines 2024 set out policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements.

5.3. **Natural Heritage Designations**

The proposed development site is c. 2.83km to the east of the Slaney River Valley SAC (Site Code: 000781).

6.0 **EIA Screening**

6.1 The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

7.0 **The Appeal**

7.1. **Grounds of Appeal**

The First Party appeal sets out the following grounds:

- The issues with the previous design have been satisfactorily resolved:
 - The break in building line has been kept to a minimum. This has been achieved so as not to detract from the existing character of the streetscape.
 - The roofline of the existing dwelling has been kept and is simply continued over the proposed dwelling.
 - All minimum guidelines in terms of size, open space and car parking have been met.
 - The overall form, scale and height of the proposed development are consistent the existing streetscape.
 - The 3d impressions prove that the proposed dwelling will not be visually obtrusive or will not detract from the existing buildings.
 - The proposals are an efficient use of residentially zoned land.
 - The proposals would result in the continuance of the terrace which would be entirely consistent with the design of a new residential scheme, and be totally acceptable in a new residential scheme.
 - The dwelling has a dual aspect design that addresses both roads.
- The proposed development was not assessed particularly fairly – no acknowledgement was given to the complete redesign of the proposed development.
- The revised design is entirely consistent with the Plan. The building will be well integrated with the existing streetscape given the continuation of the existing roof profile, the very minor breaking of the building line, and compliance with the Plan standards. The reason for the minor break was to ensure some differentiation and also to enable a less flat façade where external finishes can be applied without the difficulty of blending old plaster with new.
- The proposed development responds to the Plan objective 3.5 in relation to the subdivision of a dwelling:
 - .

- The scheme was redesigned to integrate into the character of the streetscape.
- The proposals do not detract from the amenities of the area.
- The proposals meet minimum standards regarding residential standards, services, private open parking.
- In relation to objective 3.7:
 - The proposed residential unit represents an efficient use of zoned lands and will enhance the streetscape.
 - The proposals comply with the requirements relating to infill development in Chapter 5 of the CDP.
 - The dwelling is designed to match an existing building line and respond to the roof profile of the adjoining dwellings.
- The proposed building is forward of the building line by 2.4m at its front (not 6.6m).
- The boundary treatments consist of walls the same height as in the estate with traditional railings and hedge planting. These are not visually obtrusive finishes and match existing treatments in the scheme. The design does not negatively interrupt the rhythm of the streetscape.
- The Planning Authority could have easily attached conditions requiring a reduction in the breaking of the building line and a revision of boundary treatments.

7.2. Applicant Response in the case of a 3rd Party Appeal

- N/A.

7.3. Planning Authority Response

- None on file.

7.4. Observations

- None on file.

7.5. Further Responses

- N/A

8.0 Assessment

8.1. Having examined all the application and appeal documentation on file, and having regard to relevant policy, I consider that main issues which require consideration in this appeal are those raised in the grounds of appeal.

8.2. The main appeal issue is, therefore, as follows:

- Compliance with the Plan.

8.3. Compliance with the Plan

8.3.1 The acceptability of infill development, and the efficient use of zoned land, is established in the policies of the Wexford County Development Plan 2022 (as aligned with national policy) and the precedence cited by the applicant.

8.3.2 However, as noted in Table 4-5 of Chapter 4 of the Volume 1 of the Plan a balance has to be struck between the protection of established character, the appropriate protection of amenities, and the provision of such infill development.

8.3.3 The proposed development will consist of minor demolition works to an existing semi-detached single-storey dwelling to facilitate the construction of a new single-storey semi-detached dwelling in the front and side garden, rear driveway space and rear garden of the existing dwelling.

8.3.4 While the broad thrust of the Wexford County Development Plan 2022 supports infill development and contemporary design, it is important that they respond to the local context.

8.3.5 In this instance, and while there is no particular issue with the contemporary design of the proposed dwelling, as revised from previous applications, and notwithstanding the applicant's opinion that the break in building line has been kept to a minimum, it will sit forward of the established building line in the area. The Planning Authority has cited this as being 6.6m whereas the applicant has stated it is 2.4m. In this context, I note that the existing front boundary wall to the existing dwelling is to be removed, and replaced with a new 1.2m high boundary wall with access gate set back from the road, with space for 3no. car spaces and dished footpath to the estate road.

- 8.3.6 The combined effect of these interventions is that the proposed development does not protect the character of the area, and the amenities of the existing dwelling are compromised. I do not agree with the applicant that the 3d impressions prove that the proposed dwelling will not be visually obtrusive or will not detract from the existing buildings.
- 8.3.7 The proposed development will also create a terrace of three dwellings in an area characterised by semi-detached dwellings.
- 8.3.8 In addition, the appeal states that the roofline of the existing dwelling has been kept and is simply continued over the proposed dwelling. However, the proposed roof has a bellcast design.
- 8.3.9 In this context, it is considered that the proposed development is not supported by:
- Objective TV14 of the Plan as it is not respectful of setting and the environment and is not of high quality.
 - Objective TV15 of the Plan, as it does not have a positive impact on the visual quality of the area.
 - Objective TV21 of the Plan as it does not respect, enhance and respond to its context and does not add to character and sense of place.
 - Section 3.5 of the Plan in relation to the subdivision of a dwelling, as it detracts from the character of the property, adjoining properties and the amenities of the area.
 - Section 3.7 of the Plan in relation to corner/garden sites, as it has not been designed and sited to match the established building line and respond to the roof profile of adjoining dwellings; does not respond to the character of the area and adjoining dwellings and does not contribute to a sense of harmony.
- 8.3.10 I note the precedents referred to by the applicant in the appeal. However, I agree with the Planning Authority that those proposed designs were in keeping with the existing building line and were designed with due regard to the existing character of the estate.
- 8.3.11 In this context, it is also considered that the proposed development does not protect and enhance the residential amenity of the existing area, and is therefore not aligned

with the applicable Residential zoning objective of the Gorey Town and Environs Local Area Plan 2017-2023 (as extended to 2026), as defined in Section 11.2 of the LAP.

8.3.12 I recommend that the Planning Authority's refusal of permission is upheld by the Commission in this instance.

9.0 AA Screening

9.1. I have considered the permission to subdivide the site of the existing single-storey dwelling and to construct a semi-detached two-bedroom, single storey dwelling to the side of the existing dwelling at Goreycorporationlands, Gorey Urban, Co. Wexford Y25 X977 in light of the requirements S177U of the Planning and Development Act 2000 as amended.

9.2 The proposed development site is c. 2.83km to the east of the Slaney River Valley SAC (Site Code: 000781).

9.3 The proposed development will consist of permission to subdivide the site of the existing single-storey dwelling and to construct a semi-detached two-bedroom, single storey dwelling to the side of the existing dwelling at Goreycorporationlands, Gorey Urban, Co. Wexford Y25 X977.

9.4 No nature conservation concerns were raised in the planning appeal.

9.5 In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on the Slaney River Valley SAC (Site Code: 000781) in view of the conservation objectives of this site and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- The modest scale of the works and the nature of the development
- Location - distance from nearest European site and lack of connections

- 9.6 Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.
- 9.7 I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.
- 9.8 Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

- 10.1 The proposed development site is located in the north-western area of Gorey town. The nearest relevant water body is the Banogue, code IE_SE_11B020100, c. 0.332km to the north, the status of which is 'At Risk'.
- 10.2 The proposed development comprises permission to subdivide the site of the existing single-storey dwelling and to construct a semi-detached two-bedroom, single storey dwelling to the side of the existing dwelling at Goreycorporationlands, Gorey Urban, Co. Wexford Y25 X977
- 10.3 No water deterioration concerns were raised in the planning appeal. I have assessed the proposed development of permission to subdivide the site of the existing single-storey dwelling and to construct a semi-detached two-bedroom, single storey dwelling to the side of the existing dwelling at Goreycorporationlands, Gorey Urban, Co. Wexford Y25 X977 , and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.
- 10.4 The reason for this conclusion is as follows:
- The nature and scale of the development proposed.

- Distance from the nearest relevant water body, and the lack of hydrological connections.

10.5 Conclusion

I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

11.0 Recommendation

11.1. I recommend that permission for is refused for the following reasons and considerations.

12.0 Reasons and Considerations

The proposed dwelling, by virtue of its position and design, would not integrate well into the streetscape and have a negative impact on the character of the area. The proposed development does therefore not comply with the land use zoning objective as outlined within Section 11.2 of the Gorey Town and Environs Local Area Plan 2017-2023 (as extended), and would be contrary Sections 3.5 and 3.7 of Volume 2 and Objectives TV14, TV15 and TV21 of the Wexford County Development Plan 2022-2028. The proposed development would set a precedent for further similar development and would be contrary to the proper planning and sustainable development of the area.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Aiden O'Neill
Planning Inspector

13th June, 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-501010-WX-26
Proposed Development Summary	Permission to subdivide the site of the existing single-storey dwelling and to construct a semi-detached two-bedroom, single storey dwelling to the side of the existing dwelling
Development Address	Goreycorporationlands, Gorey Urban, Co. Wexford Y25 X977
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q.2.
	<input type="checkbox"/> No, No further action required.
(For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of	

proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
<input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	Class 10 (b) (i) of Part 2 of Schedule 2. Threshold is 500 dwelling units.
4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes <input type="checkbox"/>	
No <input checked="" type="checkbox"/>	

Inspector: _____

Date: 13th June, 2026

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	PL-501010-WX-26
Proposed Development Summary	Permission to subdivide the site of the existing single-storey dwelling and to construct a semi-detached two-bedroom, single storey dwelling to the side of the existing dwelling
Development Address	Goreycorporationlands, Gorey Urban, Co. Wexford Y25 X977
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	The site comprises an urban infill site within an existing built up area characterised by residential development. The proposed development would therefore not be exceptional in the context of the existing environment in terms of its nature. The development would not result in the production of any significant waste, emissions, pollutants or nuisance due to the nature of the proposed residential use. The development does not require demolition works. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	The proposed development is situated to the side of an existing single-storey semi-detached dwelling in an established residential area. The site is not located within, or immediately adjoining, any protected areas, or other areas of heritage or cultural interest. The development is located in a serviced urban area and would not have the potential to significantly impact on an ecologically sensitive site or location. There is no hydrological connection present such as would give rise to significant impact on nearby water courses (whether linked to any European site or other sensitive receptors). The site is not considered to be an environmentally sensitive site.

<p>Types and characteristics of potential impacts</p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>Having regard to the modest nature of the proposed development, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act. There are no significant cumulative considerations having regard to other existing and/or permitted projects.</p>
<p>Conclusion</p>	
<p>Likelihood of Significant Effects</p>	<p>Conclusion in respect of EIA</p>
<p>There is no real likelihood of significant effects on the environment.</p>	<p>EIA is not required.</p>
<p>There is significant and realistic doubt regarding the likelihood of significant effects on the environment.</p>	
<p>There is a real likelihood of significant effects on the environment.</p>	

Inspector: _____ Date: 13th June, 2026

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)