

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2011

Wexford County

Planning Register Reference Number: 20120120

An Bord Pleanála Reference Number: PL 26.241449

APPEAL by Mary O'Brien of Kilmacoe, Curracloe, Enniscorthy, County Wexford and by James O'Brien of Kilmacoe, Curracloe, Enniscorthy, County Wexford against the decision made on the 4th day of December, 2012 by Wexford County Council to grant subject to conditions a permission to WM Neville and Sons (Construction) of Rockfield House, Spawell Road, Wexford.

PROPOSED DEVELOPMENT: A ten year permission for an integrated holiday complex on a site of 74.8 hectares divided by the R742 and comprising the following: (1) a hotel complex, consisting of 58 number rooms including bar/restaurant and ancillary service areas consisting of reception, laundry, kitchen, stores and toilets, etc. The integrated hotel complex also includes a leisure centre, pool, spa, meeting rooms and golf changing facilities; (2) a holiday lodge complex comprising 66 number single storey and dormer style lodges (two and three bed units); (3) a single storey caretakers lodge; (4) an 18-hole championship golf course; (5) golf maintenance sheds; (6) realignment of the R742; (7) a vehicular/pedestrian underpass under the R742 for golfers and maintenance machinery; (8) three number bore wells and two number connections to the public watermain; (9) wastewater collection (including dosing station) system with associated sub pump station and rising main along the public road to Ballinacoolamore and main pump station and rising main along the public road to the proposed public sewer at Ardavan; (10) Electricity Supply Board substations, communications hub, and all ancillary services, together with all associated site works including car parking, landscaping, servicing area, boundary treatments and supporting infrastructure at Kilmacoe and Coolrainey, Ardcolm, Curracloe, County Wexford (An Environmental Impact Statement was submitted to the planning authority with the application).

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. Having regard to the pattern of development in the area it is considered that the hotel element of the proposed development, by reason of the height, bulk and the design of the building, the significant cutting of the landscape, together with the extent of the proposed link road, would be out of character with this rural location, would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the holiday lodge element of the proposed development is excessive in terms of scale and density at this location, it is not ancillary to the main development on site, and if permitted, would constitute a suburban-style residential estate on the outskirts of the village of Curraclloe. In addition, it is considered that the number and scale of the proposed lodges would give rise to overdevelopment of the site and would be inappropriate at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2013.