



An
Bord
Pleanála

Board Direction
BD-013614-23
ABP-313438-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/09/2023.

The Board decided by a majority of two to one to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development is located within the rural area and in an area designated as a Landscape of Greater Sensitivity (Hook Peninsula). Under Section 7.7.4 (Integrated Resorts and Amenities) and Objective TM47 of the Wexford County Development Plan 2022-2028 an applicant must demonstrate the development is dependent on an existing local resource or has an overriding need or a unique site characteristic to be sited at such locations outside of an existing settlement. The Board is not satisfied the applicant has clearly met any such criteria and, therefore the proposed development would contravene this policy and be contrary to the proper planning and sustainable development of the area.
2. On the basis of the information provided with the planning application and appeal and in the Natura Impact Statement, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects, would not be likely to have a significant effect on Bannow Bay Special Area of Conservation (Site Code: 000697), Hook Head Special Area of

Conservation (Site Code: 000764) and Bannow Bay Special Protection Area (Site Code: 004033), or any other European site, in view of the site's Conservation Objectives. In such circumstances the Board is precluded from granting permission.

Board Member

Eamonn James Kelly
Eamonn James Kelly

Date: 07/09/2023