



An
Coimisiún
Pleanála

Direction
CD-021363-25
ABP-322097-25

The submissions on this file, the Inspector's report and the Specialist Report: Ecology were considered at a meeting held on 20/11/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Eamonn James Kelly

Date: 20/11/2025

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. It is considered that, by reason of the lack of sufficiently detailed drawings showing existing ground levels, cross sections and proposed levels, and lack of any architectural heritage documentation concerning the Sluice House Cottage, its attendant grounds and specifically lands to the south and adjacent to the main drainage channel incorporating historic retaining walls, the proposed development of a car park would materially and adversely affect the character and setting of a structure with some level of industrial heritage and would, therefore, seriously injure the amenities of the area. Any development of the southern portion of the site in advance of a comprehensive architectural heritage

assessment, carried out to the requirements of the appropriate authorities, would be premature and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Commission accepted and adopted the Appropriate Assessment carried out by the Commission's Senior Ecologist and considered that there are gaps in the scientific information submitted, that there is an incomplete evaluation of impacts, and that mitigation measures related to the prevention of water pollution are inadequate. It is therefore not possible to reach clear, precise and definitive findings regarding the exclusion of adverse effects on the site integrity of Ballyteige Burrow Special Area of Conservation, Ballyteige Burrow Special Protection Area or Saltee Islands Special Area of Conservation.
3. Based on the documentation submitted, it is considered that insufficient ecological surveys have been undertaken to inform an assessment of potential impacts on biodiversity and protected species. The Commission considered that the proposed development would, therefore, be contrary to Policy Objectives NH02 and NH04 of the Wexford County Development Plan 2022-2028.

Note

- The Commission was not satisfied sufficient justification was submitted regarding the overall need for car parks to be included in the proposed development, and whether the proposed development would be unduly visually obtrusive in the landscape noting Distinctive Landscapes in Map No.7.1 and Policy Objective L06 of the Wexford County Development Plan 2022-2028. However, given the substantive reasons for refusal set out above, it was decided not to seek further information on these matters at this time.
- The Commission also noted an apparent typo in section 2.17 of the Senior Ecologists' Report that should have referenced regulation 51 rather than regulation 52 of the European Communities Regulations.