

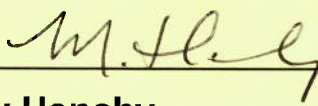
An
Coimisiún
Pleanála

Commission Direction
CD-001203
PL-500949-WX-26

The submissions on this file and the Inspector's report were considered at a meeting held on 01 September 2026.

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

Planning Commissioner:



Mary Henchy

Date:

3rd day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the designation of Ballymoney as a 'a Small Village, Level 5 Category' in the Core Strategy of the current Wexford County Development Plan 2022-2028, and the general development approach for

such settlements, for incremental growth, small in scale and appropriate to the size, scale and character of the village, it is considered that the applicant has not demonstrated that the proposed development would be contrary to Objective TM53 and Section 7.7.5 of the Development Plan for tourist accommodation, in that the site is large, is not proportionate in size, appropriate in scale, siting, layout and design to its host settlement and would give rise to the proliferation of caravan parks in the settlement.

2. The existing Seafield hotel complex and the residential properties contained within the applicant's landholdings are dependent on the existing wellfield providing a reliable, safe, and good quality water supply. In the absence of a comprehensive yield testing over a period of time, for the existing and proposed development, it is considered the applicant has failed to demonstrate that the proposed development would not affect the current water supply serving the existing development, particularly during peak periods and therefore it is considered the proposed development is premature and presents a risk to public health, and would be contrary to the proper planning and development of the area.

3. The existing Seafield hotel complex and the residential properties contained within the applicant's landholdings are dependent on the existing wellfield providing a reliable, safe, and good quality water supply. In the absence of a comprehensive yield testing over a period of time, for the existing and proposed development, it is considered the applicant has failed to demonstrate that the proposed development would not affect the current

water supply serving the existing development, particularly during peak periods and therefore it is considered the proposed development is premature and presents a risk to public health, and would be contrary to the proper planning and development of the area.

4. Having regard to the documentation submitted with the planning application and appeal, with regards to the upgrading of Treatment Plant (TP1) for the proposed development and existing Seafield Hotel complex, the Commission is not satisfied that the proposed treatment plant system is adequately sized to accommodate the true Population Equivalent (P.E) for both developments particularly during the peak tourist seasons. It is, therefore, considered that the proposed development would be piecemeal and would be contrary to Objective TM53 and Section 5.7.3 of the Wexford County Development Plan 2022-2028 relating to Caravan Developments, where it must be demonstrated that the proposed wastewater treatment system is suitably designed to cater for the development and would not, therefore, be prejudicial to public health.

Note:

The Commission considered the proposed development due to the distance from adjoining properties would not detract from existing residential amenities due to; noise, lighting and general nuisance and therefore did not concur with the inspector on this matter. The Commission noted that the proposed development was for 99 caravan parking spaces, that this is only one below the threshold for

environmental impact assessment, the Commission may have given this further consideration if it was not for the substantial reasons for refusal.