



Planning and Development Acts 2000 to 2018

Planning Authority: Wexford County Council

Planning Register Reference Number: 20180589

APPEAL by John Molloy of 5 Orchard Close, Ardavan, Wexford and by John White of 86 North Main Street, Wexford against the decision made on the 31st day of October, 2018 by Wexford County Council to grant subject to conditions permission to CoAnt Entertainments Limited care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin.

Proposed Development Permission for development on a site with frontages at Commercial Quay, Charlotte Street and 84 North Main Street, Wexford, County Wexford. The development will consist of demolition of all existing structures on the site and redevelopment including construction of an eight-storey over double basement mixed-use development accommodating a hotel fronting to Commercial Quay, retail space and nine number residential units. The development will accommodate: (1) retail floor space (circa 1,725 square metres), hotel foyer and bin storage at ground floor; (2) hotel administration, plant/maintenance rooms, storage and staff facilities at ground floor mezzanine level; (3) restaurant with balcony, bar/lounge, meeting rooms, function room, kitchen and toilets at first floor; (4) gym, meeting rooms and cold room at first floor mezzanine level; (5) 45 number hotel bedrooms and storage areas at each level on second, third and fourth floors (total 135 number hotel bedrooms), with associated balconies to bedrooms overlooking Commercial Quay and Charlotte Street; (6) two number hotel suites and three number two-bedroom apartments with associated balconies/terraces, and roof

level plant at fifth floor level; (7) three number two-bedroom apartments with associated terraces at sixth floor level; (8) three number two-bedroom apartments with associated terraces at seventh floor level; (9) 155 car parking spaces, plant and storage at basement levels; (10) ramped vehicular entrance to basement from Commercial Quay; (11) replacement façade structure and covered pedestrian link from North Main Street, (12) all associated signage, landscaping, site works and services, all at Commercial Quay, Charlotte Street and 84 North Main Street, Wexford, County Wexford.

Decision

REFUSE permission for the above proposed development in accordance with 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

Having regard to the massing, scale and design of the proposed development on a landmark/gateway site to Wexford Town, it is considered that the proposed development would be highly obtrusive, would be visually incongruous with the existing streetscape, would detract from the architectural heritage, would seriously injure the visual amenities of the area and would fail to adequately respond to its context or integrate successfully with the immediate and surrounding built environment. Furthermore, the proposed development would set an undesirable precedent for similar developments in the vicinity. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

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

Dated this day of 2019.