

Planning and Development Acts 2000 to 2020

Planning Authority: Wexford County Council

Planning Register Reference Number: 20200916

APPEAL by John Molloy of 5 Orchard Close, Ardcahan, Wexford and by John White of 86 North Main Street, Wexford, County Wexford against the decision made on the 24th day of February, 2021 by Wexford County Council to grant subject to conditions a permission to CoAnt Entertainments Limited care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin.

Proposed Development: Demolition of all existing structures on the site and redevelopment including construction of a part five-storey, part seven-storey and part eight-storey over basement mixed-use development accommodating a hotel fronting to Commercial Quay, retail/non-retail service/restaurants spaces and 12 number residential units. The development will accommodate:- (1) two number retail/non-retail service/restaurant units (circa 355 square metres) fronting on to Charlotte Street and Commercial Quay, hotel foyer and bin stores at ground floor, (2) hotel administration and staff facilities at ground floor mezzanine level, (3) restaurant and courtyard, bar/lounge, meeting rooms with associated balconies, function room, smoking area, kitchen, stores and toilets at first floor, (4) gym, meeting rooms with associated balconies and cold room at first floor mezzanine level, (5) 142 number hotel bedrooms and storage areas on second, third and fourth floors, (6) 12 number two bedroom apartments with associated balconies at fifth, sixth and seventh floor level, (7) 105 number car parking spaces at basement, ground floor and ground floor

mezzanine levels, (8) vehicular entrance from Commercial Quay, (9) plant and storage at basement level, (10) external plant at first, fifth and roof level, and (11) all associated signage, landscaping and site work and services at Commercial Quay and Charlotte Street, Wexford, County Wexford. The proposed development was revised by further public notices received by the planning authority on the 28th day of January, 2021.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

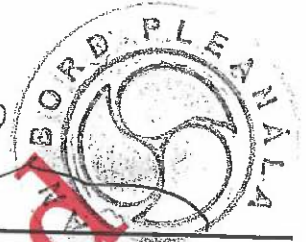
Matters Considered

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.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the proposed development would not seriously injure the visual amenities of the area.



John Connolly

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

Dated this 14th day of OCTOBER 2021.

Decision Quashed

Decision Quashed