



An
Bord
Pleanála

Board Order

ABP-313438-22

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 2021/0919

Appeal by James Ginnell of Cushenstown, Newbawn, County Wexford against the decision made on the 4th day of April, 2022 by Wexford County Council to grant subject to conditions a permission to Nádúr na Beatha Teoranta care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin.

Proposed Development: Construction of a two-storey lodge with spa, including 40 number guest bedrooms with associated balconies; bar and lounge with separate restaurant and adjacent deck areas; events room with enclosed courtyard to include designated bar and toilet facilities; spa and treatment facilities with associated spaces. Five number two-storey farmstead self-catering apartment buildings in farm courtyard formation to include 30 number apartments in total (11 number two-bed, 11 number three-bed, and eight number four-bed apartments) and farm shop. Single storey swimming pool building to include changing rooms, pool, ancillary spaces and outdoor patio. Walking trails throughout the farm integrated with landscaping and pet farm. Vehicular access to the R734 Road and boundary setback for sightline improvements at the Ralph Junction. Seven number car parking zones providing 144 number car parking spaces, drop-off areas and bicycle parking. Service yard, plant and landscaping. Site development works to include signage, mains water and well connection, surface water disposal and on-site effluent treatment system. The

site is located adjacent to 'Bannow Bay' Special Area of Conservation, all at Ralph, Fethard-on-Sea, County Wexford.

Decision

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

Reasons and Considerations

1. The proposed development is located within a 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 that the proposed 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 that the applicant has met the required criteria set out under Objective TM47 of the development plan. The proposed development would contravene the aforementioned policies of the development plan and would, therefore, 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 the appeal, and in the Natura Impact Statement, the Board is not satisfied that the proposed development, individually or in combination with other plans or projects, would not be likely to have a significant effect on the Bannow Bay Special Area of Conservation (Site Code: 000697), the Hook Head Special Area of Conservation (Site Code: 000764), and the Bannow Bay Special Protection Area (Site Code: 004033), or on any other European Site, in view of the sites' Conservation Objectives. In such circumstances, the Board is precluded from granting permission for the proposed development.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *13th* day of *September*, 2023.

