

An
Bord
Pleanála

Board Order ABP-318231-23

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 2022/1733

Appeal by David and Claudia Peakin of 61 Glenrichards Wood, Pollshone, Gorey, County Wexford against the decision made on the 15th day of September, 2023 by Wexford County Council to grant subject to conditions a permission to Thomas O'Loughlin care of Dunbar Lunn Consulting Engineers of Unit 2, Alder Court, Ferns, Enniscorthy, County Wexford in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retirement based caravan park, which will include the part demolition of an existing building previously in use as a hotel and accommodation building, construction of 39 number caravan bays with decking and individual parking spaces, construction of central office and reception building, the construction of a central shared amenity area to include visitor parking area and connection to existing services and completion of ancillary site works, all at Parknacross, Riverchapel, Gorey, County Wexford.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the provisions of the Wexford County Development Plan 2022-2028 and Objectives TE01 and TE06 of the Courtown and Riverchapel Local Area Plan 2015-2021 (as extended), the locational context of the site on serviced land within the boundaries of the Courtown and Riverchapel Local Area Plan and zoned for 'Tourist Accommodation', the nature and scale of the proposed development, and the pattern of development in the surrounding area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the tourism objectives of the local area plan, would not seriously injure the residential or visual amenities of the area, or the amenities of property in the vicinity, and would constitute an acceptable form of development at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 23rd day of August, 2023, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be used for holiday rentals only and the development shall be retained in the single ownership of the owner.

Reason: In the interest of clarity and the proper planning and sustainable development of the area.

3. The site shall be landscaped in accordance with the Landscaping Scheme submitted with the planning application. This shall include the preservation and augmentation of trees and hedgerows along the site boundaries. The landscape scheme shall be implemented fully in the first planting season following completion of the development, and any trees or shrubs which die or are removed within three years of planting shall be replaced in the first planting season thereafter. This work shall be completed before any of the caravan bays are made available for occupation.

Reason: In the interest of visual amenity and in order to ensure landscaping of the site.

4. The final details of all proposed site boundary treatments, including any boundary walls and fencing, shall be agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual and residential amenities.

5. Holiday makers using the site shall use the existing access on the R742 Regional Road only.

Reason: In the interest of amenity and of traffic and pedestrian safety.

6. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

7. Prior to commencement of development, the developer shall enter into connection agreements with Uisce Éireann to provide for service connections to the public water supply and wastewater collection network.

Reason: In the interest of public health and to ensure adequate water and wastewater facilities.

8. Public lighting shall be provided in accordance with a scheme which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available for occupation of any of the caravan bays.

Reason: In the interest of amenity and public safety.

9. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of sustainable waste management.

10. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority the following:
- (a) A Construction Management Plan to provide details of intended construction practice for the proposed development, including means to manage surface water on site, hours of working, traffic management measures and off-site disposal of construction waste. The proposed development shall be managed in accordance with the Construction Management Plan.
 - (b) An Operational Management Plan, including arrangements for the management of traffic to and within the site, control of visitor numbers, caravan site rules, opening times of the common community building, details of site manager and contact numbers (including out of hours) and any arrangements for the removal of on-site structures outside of the operating period.

- (c) A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities. Thereafter, waste arising on site shall be managed in accordance with the agreed plan.
- (d) Detailed design of the proposed car parking spaces, internal roads and footpaths, and caravan pitches for the site as shown in the Site Layout Plan (drawing number 19.030.P.02A) received by the planning authority on the 23rd day of August, 2023.

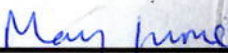
Reason: In the interest of public safety and residential amenity and in the interest of protecting the environment.

- 11. No amplified music shall be permitted on site between 2100 and 0800 hours.

Reason: In the interest of residential amenities.

12. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Mary Gurrie

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 01 day of November 2024.