

An
Coimisiún
Pleanála

Commission Order
ABP-321005-24

Planning and Development Acts 2000 to 2024

Planning Authority: Wexford County Council

Planning Register Reference Number: 20240481

APPEAL by Shannon Byrne on behalf of Seamount Resident's Association of Hilltop House, Seamount, Courtown, County Wexford and by Catherine Kinsella on behalf of Courtown Heritage Group of 22 Harbour Court, Courtown, County Wexford against the decision made on the 13th day of September 2024, by Wexford Council to grant, subject to conditions, a permission to Cara Living Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin.

Proposed Development: The provision of an Assisted Living/Retirement Community Scheme consisting of the partial demolition of the existing boundary stone wall and the construction of an Assisted Living/Retirement community scheme consisting of 18 number units (six number one bed units and 12 number two bed units) ranging in height from one to four number storeys, with balconies/terraces to all units and a cafe and community room, including associated signage at ground floor level. The development will also include five number car parking spaces, car set down area, 42 number bicycle spaces, two number EV charging points for electric mobility scooters, one number plant room, all associated hard and soft landscaping, associated lighting, signage, sites services (foul and surface water drainage and water

supply) and all other associated site excavation, infrastructural and site development works above and below ground; all at Seamount, Courtown, County Wexford.

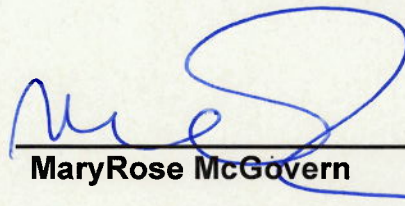
Decision

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

Reasons and Considerations

Having regard to Objective SH06, as it relates to 'Locations for Future Housing Objectives', of the Wexford County Development Plan 2022-2028, and having regard to the scale, massing and design of the proposed development, relative to the scale of the adjacent properties, and its location on the edge of the town centre in close proximity to the harbour, it is considered that the proposed development, by reason of its response to the site's context, would constitute an overdevelopment of a limited area and would have a negative impact on the character of the area, by reason of its height, scale and overbearance, and would be an incongruous feature in the streetscape. The proposed development would seriously injure the visual amenity of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission noted the Core Strategy and Settlement Hierarchy for County Wexford as set out in the Wexford County Development Plan 2022-2028, which designates Courtown and Riverchapel as a 'Level 3a Strategic Settlement', and it noted the allocation of population and housing units to those settlements, listed in the Settlement Hierarchy as set out in Table number 3.3 and Table number 3.4 of the Plan. The Board however disagreed with the Inspector that the quantum of development proposed, if taken in conjunction with the quantum of new residential development already granted planning permission, in the settlement, would significantly exceed the Housing Targets for Courtown & Riverchapel over the development plan period, or would be in conflict with the Core Strategy, the Settlement Strategy, or Objective CS02 of the Wexford County Development Plan 2022-2028.



MaryRose McGovern

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this *15th* day of *July* 2025.