



An
Coimisiún
Pleanála

Commission Order
ABP-322097-25

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 20240553

APPEAL by Patsi Bates and others of Newtown, Kilmore Quay, County Wexford and by Cola Fox of Ballyteige House, Kilmore Quay, County Wexford against the decision made on the 26th day of February, 2025 by Wexford County Council to grant permission, subject to conditions, to Kilmore Quay Community Development Association CLG of Stella Maris Centre, Kilmore Quay, County Wexford for the proposed development.

Proposed Development: The development will consist of: Forlon Road car park: construction of a 23 space car park with one way entry from Forlon road (L7089) and exit to Ballyteige Burrow Road (L3056). The parking will include two disabled spaces, four number electric charge bays, picnic table, bike rack and repair kiosk and a zebra pedestrian crossing. Ballyteige Burrow Road: on the western side of the road, construction of a two metre wide concrete cycle and pedestrian roadside path, 325 metres long from the Pump House Cottage to the entrance of Sofrimer Plant. On the eastern side of the road, construct a two metre pedestrian footpath, 525 metres long from Castle View (L305610 to Ard na Ba Road (L30564). Recreation Trail: construct a three metre wide cycle and pedestrian trail along the drainage channel towpath from Sofrimer to Ballyburn Crossroads. The off-road trail will be 1.78 kilometres gravel path

with 23 metres long prefabricated footbridge at Sofrimer, four number concrete slab farm crossing points, stockproof fencing and gates, culverts and signage. Ballyburn Crossroad car park: construction of a 22 space car park with access off Ballyteige Burrow Road (L3056). The parking will consist of two disabled spaces, four number electric charge bays, picnic tables and bike rack and repair kiosk, all at Ballyteige Burrow, Crossfarnoge, Inish and Ballyteige Slob, Kilmore Quay, County Wexford.

Decision

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

Reasons and Considerations

1. It is considered that, by reason of the lack of sufficiently detailed drawings showing existing ground levels, cross sections and proposed levels, and lack of any architectural heritage documentation concerning the Sluice House Cottage, its attendant grounds and specifically lands to the south and adjacent to the main drainage channel incorporating historic retaining walls, the proposed development of a car park would materially and adversely affect the character and setting of a structure with some level of industrial heritage and would, therefore, seriously injure the amenities of the area. Any development of the southern portion of the site in advance of a comprehensive architectural heritage assessment, carried out to the requirements of the appropriate authorities, would be premature and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Commission accepted and adopted the Appropriate Assessment carried out by the Commission's Senior Ecologist and considered that there are gaps in the scientific information submitted, that there is an

incomplete evaluation of impacts, and that mitigation measures related to the prevention of water pollution are inadequate. It is, therefore, not possible to reach clear, precise and definitive findings regarding the exclusion of adverse effects on the site integrity of Ballyteige Burrow Special Area of Conservation, Ballyteige Burrow Special Protection Area or Saltee Islands Special Area of Conservation.

3. Based on the documentation submitted, it is considered that insufficient ecological surveys have been undertaken to inform an assessment of potential impacts on biodiversity and protected species. The Commission considered that the proposed development would, therefore, be contrary to Policy Objectives NH02 and NH04 of the Wexford County Development Plan 2022-2028.

Eamonn James Kelly

Eamonn James Kelly

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this *25th* day of *November*, 2025.

