



An
Coimisiún
Pleanála

Commission Order
ABP-322134-25

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 20240253

Appeal by Verona Murphy against the decision made on the 25th day of February 2026 by Wexford County Council to grant, subject to conditions, a permission to Aidan Gallagher in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of demolition of existing link corridors, two-storey side extension and front projections. Retention of external and internal alterations to existing building which includes replacement windows and windowsills, removal of the rear façade panels to the west and eastern wing and decorative detail at parapet level, repair of roof and external rendering of western wing of the building, and omission of exiting doors on the southern elevation of the building. The proposed development also includes retention and permission for the completion of alterations resulting in the increase of room numbers from 102 to 107, replacement link corridors, access ramp, fire escape steps to serve the west wing building, sub-station, waste management enclosure, internal access road, car parking and all ancillary development necessary to facilitate the development, all at the former Great Southern Hotel, Ballygillane Little, Saint Helen's, Rosslare, County Wexford,

as amended by the further public notice received by An Coimisiún Pleanála on the 11th day of September, 2025.

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 Village Centre land use zoning of the subject site, the provisions of the Wexford County Development Plan 2022-2028 and the Rosslare Harbour and Kilrane Settlement Plan, the objectives within both plans which seek to prioritise the development of vacant and under-utilized brownfield sites, and the planning history of the site, it is considered that, subject to compliance with the conditions set out below, the proposed hotel use would provide for an appropriate form of development within the village centre, would remove the site from dereliction, would not adversely impact the residential amenity of the area and would not have an adverse impact on the environment. The proposed development and development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

EIA Screening

The Commission noted the Inspector's EIA preliminary examination and conclusion that the development could be considered under Part 2 of Schedule 5 Class 10(b)(iv) Urban development which could involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere, but that it is below threshold and an EIAR is not required.

The Commission further noted that the applicant had submitted an EIA Screening Report with the further information received by the planning authority on the 30th day of January 2025 and that this document included Schedule 7 information. The Commission therefore undertook an EIA screening determination based on the entirety of the information on file, including the EIA screening report submitted by the applicant and the preliminary examination completed by the Planning Inspector, both of which the Commission considered adequately described the main characteristics of the development and its location, and the types and characteristics of potential impacts.

Having regard to: -

- (a) the limited nature and scale of the proposed development including the elements for retention, on an existing brownfield site in an established village centre served by public infrastructure;
- (b) the nature and scale of the proposed development, which is significantly below the thresholds in respect of Class 10(b) of Part 2 to Schedule 5 of the Planning and Development Regulations 2001, as revised;
- (c) the absence of any significant environmental sensitivity in the vicinity, and the location of the proposed development outside of a designated archaeological protection zone;
- (d) the location of the development outside of any sensitive location specified in article 109(4)(a) of the Planning and Development Regulations 2001 (as amended);
- (e) the results of other relevant assessments of the effects on the environment submitted by the applicant (i.e. Environmental Impact Assessment Screening Report, Appropriate Assessment Screening Report and Construction Waste and Demolition Management Plan) and

completed by the Inspector (i.e. EIA Preliminary Examination and Appropriate Assessment Screening);

- (f) the consideration of the cumulative effects of the proposed development, subject of the screening;
- (g) the criteria set out in Schedule 7;
- (h) the features and measures proposed by the applicant envisaged to avoid or prevent what might otherwise have been significant effects on the environment;

the Commission concluded that the proposed development would not be likely to have significant effects on the environment, and that an environmental impact assessment report is not required.

Conditions

1. The 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 30th day of January 2025, 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. This permission is for a hotel comprising 111 bedrooms as specified in the revised public notices submitted.

Reason: In the interest of clarity.

3. Prior to the commencement of development, the developer shall enter into connection agreement with Uisce Éireann to provide for a service connection to the public water supply and/or wastewater collection network.

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

4. Prior to the commencement of development, the developer shall submit details for the attenuation and disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of sustainable drainage.

5. The first floor of the central wing of the hotel shall not be used as a terrace/open space area. No amplified music or other specific entertainment noise emissions shall be permitted within this area.

Reason: To protect the residential amenities of property in the vicinity.

6. Details of materials, colours and textures of all external finishes shall be submitted to, and agreed in writing with, the planning authority before the commencement of the development.

Reason: In the interest of visual amenity.

7. (a) A comprehensive boundary treatment and landscaping scheme shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development. This scheme shall include the following:
- (i) Details of all proposed hard surface and/or permeable surface finishes, including samples of proposed paving slabs/materials for footpaths, kerbing and road surfaces within the development,
 - (ii) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings,
 - (iii) details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes.

The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

- (b) All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

7. Site development and building works shall be carried out between the hours of 0700 to 1900 hours Monday to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

8. Prior to commencement of works, the developer shall submit to, and agree in writing with, the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, noise and dust management measures and off-site recovery and disposal of construction and demolition waste.

Reason: In the interests of public safety and amenity.

9. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing over ground cable shall be relocated underground as part of the site development works.

Reason: In the interests of visual and amenity.

10. Levels of illumination on site and external light sources shall be designed so as to minimise overall light emission from the site and to prevent glare or dazzle on the adjoining access road, public road or adjoining properties.

Reason: In the interest of residential amenity.

11. A minimum of 20% of the proposed car parking spaces shall be provided with electrical connection points, to allow for functional vehicles charging. The remaining car parking spaces shall be fitted with ducting for electrical connection points to allow for the future fit out of charging points.

Reason: In accordance with the County Development Plan Development Management Manual standards.

12. During the operational phase of the proposed development the noise level shall not exceed

- (a) 55 dB(A) rated sound level between the hours of 0700 to 2300, and
- (b) 45 dB(A) 15min and 60 dB LAfmax, 15min at all other times (corrected for a tonal or impulsive component) as measured at the nearest noise sensitive location.

Reason: To protect the residential amenities of property in the vicinity of the site.

13. 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.

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

Mary Gurrie

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

Dated this 06 day of October 2026