



An
Coimisiún
Pleanála

Commission Order
PL-500949-WX-26

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 20251629W

Appeal by David Cullen against the decision made on the 11th day of February, 2026 by Wexford County Council to refuse permission for the proposed development.

Proposed Development: The development will consist of (a) the construction of 99 number mobile home bays with associated decking areas and individual car parking spaces, (b) communal amenity area of approximately 4.3 hectares to the north of the site to include a pond, a multi-use games area, two number tennis courts, two number padel courts, three number service huts, a children's playground area, an amenity looped walk with seating areas and picnic tables, a boardwalk and viewing platforms, (c) a total of 214 number car parking spaces, including 198 number spaces provided for the mobile home bays and 16 number visitor spaces including three number EV charging spaces and one number accessible EV parking space adjacent to the communal amenity area, (d) 32 number bicycle parking spaces (including one number cargo bike stand) located throughout the communal amenity area and (e) new vehicular access to be provided from Fairway Drive. The development will also provide for all associated site

service connections and necessary upgrades to infrastructure, nature-based SuDs features, hard and soft landscaping, planting, natural and formal play equipment, internal roads and footpaths, refuse storage area, public lighting, boundary treatments and all associated site development works, all on a site of approximately 6.68 hectares at Seafeld, Ballymoney, County Wexford. The site contains a pumping station (approximately 40.3 square metres) and is generally bounded by residential developments on Fairway Drive and Hillview to the south, by greenfield lands to the east and north with residential developments on Sea Road further north and greenfield lands and residential developments on Hillview Drive to the west. The lands are located within the Seafeld Estate.

Decision

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

Reasons and Considerations

1. Having regard to the designation of Ballymoney as a 'a Small Village, Level 5 Category' in the Core Strategy of the current Wexford County Development Plan 2022-2028, and the general development approach for such settlements, for incremental growth, small in scale and appropriate to the size, scale and character of the village, it is considered that the applicant has not demonstrated that the proposed development would be contrary to Objective TM53 and Section 7.7.5 of the Development Plan for tourist accommodation, in that the site is large, is not proportionate in size, appropriate in scale, siting, layout and design to its host settlement and would give rise to the proliferation of caravan parks in the settlement.

2. The existing Seafield hotel complex and the residential properties contained within the applicant's landholdings are dependent on the existing wellfield providing a reliable, safe, and good quality water supply. In the absence of a comprehensive yield testing over a period of time, for the existing and proposed development, it is considered the applicant has failed to demonstrate that the proposed development would not affect the current water supply serving the existing development, particularly during peak periods and, therefore, it is considered the proposed development is premature and presents a risk to public health, and would be contrary to the proper planning and development of the area.

3. The existing Seafield hotel complex and the residential properties contained within the applicant's landholdings are dependent on the existing wellfield providing a reliable, safe, and good quality water supply. In the absence of a comprehensive yield testing over a period of time, for the existing and proposed development, it is considered the applicant has failed to demonstrate that the proposed development would not affect the current water supply serving the existing development, particularly during peak periods and, therefore, it is considered the proposed development is premature and presents a risk to public health, and would be contrary to the proper planning and development of the area.

4. Having regard to the documentation submitted with the planning application and appeal, with regards to the upgrading of Treatment Plant (TP1) for the proposed development and existing Seafield Hotel complex, the Commission is not satisfied that the proposed treatment plant system is adequately sized to accommodate the true Population Equivalent (P.E) for both developments particularly during the peak tourist seasons. It is, therefore, considered that the proposed development would be piecemeal and would be contrary to Objective TM53 and Section 5.7.3 of the Wexford County Development Plan 2022-2028 relating to Caravan Developments, where it must be demonstrated that the proposed wastewater treatment system is suitably designed to cater for the development and would not, therefore, be prejudicial to public health.



Mary Henchy

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

Dated this *19th* day of *September* 2026.