



An  
Bord  
Pleanála

**Pre Application Consultation  
pursuant to Section 177E(1A) of the  
Planning and Development Act,  
2000, as amended**

## **Inspector's Report**

**ABP-319723-24**

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### **Development**

Lands to be used for a camper, caravan and campsite and for the change of use of 2 no. agricultural buildings, Shed A to be changed to a communal use building and shed B to be changed to a covered area for seating and refreshments. New treatment plant and percolation area.

### **Location**

Clonmines, Wellingtonbridge, Co. Wexford

### **Prospective Applicant(s)**

John Roche

### **Date of Consultation meeting**

20th August 2024

### **Planning Authority**

Wexford County Council

### **Date of Site Inspection**

19<sup>th</sup> August 2024

### **Inspector**

Catherine Dillon

## **1. Introduction**

- 1.1 The Board received a request on the 14<sup>th</sup> May 2024 from O'Leary Consulting Engineers on behalf of John Roche, to enter into a pre-application consultation under section 177E(1A) of the Planning and Development Act, 2000, as amended.
- 1.2 A pre-application consultation meeting was held on 20<sup>th</sup> day of August 2024. The purpose of this report is to inform the Board of the nature of the pre-application consultation undertaken, pursuant to Section 177E(1A) of the Planning and Development Act 2000, as amended.

## **2. Site Location**

- 2.1 The site is located approximately 2km south west of Wellingtonbridge village in Co.Wexford and is accessed off the R733 onto a local road. This road spurs off onto a narrow cul de sac which passes a cluster of dwelling houses and a farmyard. The cul de sac terminates at the entrance into the subject site and the lands slope towards Bannow Bay estuary to the south.
- 2.2 The subject site is known as 'Roches campsite' and comprises a green field area with a number of structures within the field and a hardstanding area to the east which is currently being used as a camper van, caravan park and camping site. There is a small single storey structure building at the entrance into the camp site area which is used as a reception area. There were two larger structures to the south of this building being used as a communal and sitting out area for visitors to the site and for toilets. There was a coffee truck on site and toilet facilities on site.
- 2.3 The hardstanding area being used for the parking of camper vans and caravans is located above the cliff along Bannow Bay. There were several electrical points in place to serve the camper vans at this area.
- 2.4 I noted a field to the south west of this site had tents positioned on it on the day of the site inspection.
- 2.5 There is a slip way leading from the camp site into the estuary. There is a looped shore walk running north from the campervan area along the top of the cliff.

### **3. Description of proposal**

- 3.1 From the documentation attached to the file, the prospective applicant is seeking to apply for substitute consent to authorise a camper van, caravan and campsite and for the change of use of 2 agricultural buildings referenced as Shed A and B. The proposal also includes a new treatment plant and percolation area.
- 3.2 Shed A is located on sloping grounds to the southeast of the entrance into the campsite and has a maximum height of 3.6m and a floor area of 69.81m<sup>2</sup> and is used as a communal building and includes toilets. Shed B lies to the south of Shed A and has a maximum height of 4.7m to the ridge and a floor area 51.28m<sup>2</sup> and has a covered area for seating and refreshments with an exposed side its north eastern elevation.
- 3.3 It is proposed to install a gravity fed wastewater treatment system and percolation area to the east of Shed A. The treated effluent would discharge to groundwater. The proposed treatment plant would be located to the southeast of an existing septic tank and percolation area serving the dwelling to the north.
- 3.4 The hardstanding serviced pitches for camper vans, motor homes and caravans has access to electricity available for up to 30 campervans. The campsite has chemical toilets and grey water disposal facilities.

### **4. Relevant Planning History**

**P.A Ref: 2021/1928:** Planning permission GRANTED for the retention of 2 agricultural storage buildings, for dry storage of machinery and equipment and agricultural materials subject to 5 conditions. This application was submitted with an AA screening report. Of note are the following conditions:

Condition 1: The structures for which retention permission is granted shall be for dry agricultural storage only. Permission is not granted through this application for any other development or uses on the site or landholding.

Condition 2: Within 1 month of final grant of permission, all features and equipment which do not have a dry agricultural storage use (including toilets, sinks, washing facilities, seating and refrigeration facilities) shall be permanently removed from the structures.

Condition 3: Unless otherwise agreed Shed A to be painted dark green in colour.

The planner's report notes the structures were not being used for agricultural purposes on the day of the inspection.

**P.A Ref: 2022/1465:** WCC INVALIDATED on 24/11/2022: Permission for the proposed development of lands to be used for a camper, caravan & campsite and for the change of use of 2 no. agricultural buildings; shed A to be changed to a communal use building which includes toilet facilities and shed B to be changed to a covered area for seating and refreshments and a new treatment plant & percolation area, also included is a Natura Impact Statement.

The application was invalidated for the following reasons:

- Following a site inspection on 24<sup>th</sup> November 2022, the development was already carried out and the description therefore was inaccurate, and the application was deemed invalid under Article 26(4) of the Planning and Development Regulations 2001 as amended.
- Having regard to the development for retention being located within the catchment of a designated Shellfish Protection Waters and construction of a campervan parking area within the Barrow Bay SPA & SAC, such works require a remedial NIS and ABP in such instances are the determining authority.
- P.A refused to consider under Section 34 (12) to retain unauthorised development where an AA was required. ABP Ref: 318820-24:

**ABP Ref: 318820-24:** ABP received a letter to lodge an application for substitute consent under S.177E of the Planning & Development Act 2000 as amended. On 30/1/2024, following consideration of this application for substitute consent for a camping/camp site, the Board considered the application did not comply with the requirements of 177E(2) (f) as prescribed under S.177N(2)( c) of the Act requiring the applicant to publish a specified notice or notices, having regard to the provisions of Articles 224 & 225 of the P&D Regs 2001-2023. It was deemed invalid.

**ABP Ref: 318529-23:** ABP received a letter to lodge an application for substitute consent under S.177E of the Planning & Development Act 2000 as amended. On

4/12/2023, for a camping/camp site and change of use of 2 agricultural sheds, the Board considered the application did not comply with the requirements of Section 177B or S261A for a decision to grant leave to apply for substitute consent under section 177D of the P&D Regs 2001-2023. It was deemed invalid.

#### **4.1 Enforcement History relating to subject site**

**P.A Ref: 0158/2022:** Non-compliance with P.A Ref: 2021/1928.

**P.A Ref:0160/2020:** Enforcement Notice issued January 2022 regarding unauthorised development of campervan site.

### **5.0 Legislation**

- 5.1 Any subsequent application for Substitute Consent will be lodged under the provisions of section 177E of the Planning and Development Act, 2000, as amended, and Part 19 of the Planning and Development Regulations, 2001, as amended.

### **6.0 Prospective Applicant's Case**

- 6.1 The prospective applicant noted the planning and enforcement history and context and requested the pre application consultation in order to determine the process of how to submit an application for substitute consent and what that application should contain/address.

### **7.0. Pre Application Consultation meeting**

- 7.1 A Pre-Application Consultation meeting took place via Microsoft Teams on 20th August 2024, commencing at 11.00 AM. Representatives of the prospective applicant and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting. The prospective applicant was advised in advance of the meeting that the consultation would relate solely to the administrative procedures around the lodgement of an application, and any associated requirements.
- 7.2 This report should be read in conjunction with the copy of the presentation made to the meeting, the written record of the pre-application consultation meeting held with the prospective applicant on file. It is not proposed to repeat the contents of those

records in detail here. The main topics raised for discussion at the meeting were as follows:

- Introductions
- Description of development and relevant background / planning history- clarity regarding the scope of any application.
- Procedural Advice with regard to any subsequent application for Substitute Consent.

## **8.0 Conclusion**

- 8.1 The meeting concluded with An Bord Pleanála representatives stating that they did not foresee the need for a further meeting but if requested by the prospective applicant, the request would be examined. I therefore recommend that the pre-application consultation process should be closed.

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Catherine Dillon  
Planning Inspectorate

13<sup>th</sup> January 2025