



An
Bord
Pleanála

Inspector's Report ABP-322134-25

Development	Retention: Demolition of corridors, side extension and front projections. Permission for the completion of alterations to increase room numbers from 102 to 107, together with all associated site works.
Location	The Former Great Southern Hotel, Ballygillane Little, Saint Helens, Rosslare, Co. Wexford.
Planning Authority	Wexford County Council
Planning Authority Reg. Ref.	20240253
Applicant(s)	Aidan Gallagher
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	Verona Murphy TD
Observer(s)	None

Date of Site Inspection

26th June 2025

Inspector

Catherine Dillon

Contents

1.0 Site Location and Description	5
2.0 Proposed Development	6
3.0 Planning Authority Decision	8
3.1. Decision	8
3.2. Planning Authority Reports	9
3.3. Prescribed Bodies	10
3.4. Third Party Observations	10
4.0 Planning History	11
5.0 Policy Context	14
5.1. Wexford County Development Plan 2022-2028	14
5.2. Rosslare Harbour & Kilrane Settlement Plan	15
5.3. Natural Heritage Designations	16
5.4. EIA Screening	17
6.0 The Appeal	17
6.1. Grounds of Appeal	17
6.2. Applicant Response	19
6.3. Planning Authority Response	20
6.4. Observations	20
7.0 Assessment	21
7.1. Introduction	21
7.2. Validity of the application	21
7.3. Principle and layout of the development	24
7.4. Waste and Water Infrastructure	26

7.5. Other Issues.....	28
8.0 Appropriate Assessment Screening.....	29
9.0 Water Framework Directive	30
10.0 Recommendation	31
11.0 Reasons and Considerations.....	31
12.0 Conditions	31
12.2. Appendix 1- EIA	38
12.3. Appendix 2 - AA Screening Determination-.....	43
12.4. Appendix 3: Water Framework Directive Impact Assessment	50
12.5. Planning Authority Conditions	53

1.0 Site Location and Description

- 1.1. The subject site relates to the former Great Southern Hotel, which is located along the cliff top above Rosslare harbour with a frontage onto St. Martins Road. The building is set back from this road and occupied by a large two storey with basement vacant building with two side projections. The site is currently enclosed by a 2.4m high hoarding.
- 1.2. The central part of the former hotel is currently a shell with the front and rear elevations exposed and partially demolished to the rear. The eastern element of the building is largely intact and has had new windows installed. The western element has been substantially renovated with new windows and rendered panelling. There is an incomplete structure on the eastern boundary (substation which has opes along its western elevation).
- 1.3. The former hotel and its entrance are located on the northern side of St. Martin's Road a predominantly residential road. There is a detached bungalow to the south western boundary of the site and a detached boathouse building on the south eastern boundary both fronting St. Martin's Road. To the rear of the boathouse building is a two storey terraced property which was the former coastguard station and is a protected structure (Ref: WCC1381). To the rear of this building and to the north east of the subject site is a residential development near completion. To the northwest of the subject site is a detached two storey property which was the former lighthouse keeper's house, and it is also a protected structure (Ref: WCC1280). There is a narrow road which extends along the northern boundary of the site which provides an access to the former coastguard station, and forms part of an established cliff walk route. There are a number of laneways which provide access to this cliff-top from St Martin's Road.
- 1.4. Rosslare harbour and the Europort railway station are approximately 400m to the north of the site, and the site is located within Rosslare village centre. The site has a stated area of 1.11 hectares.

2.0 Proposed Development

2.1. The proposed development is seeking retention for works carried out at the site and permission for further works. This would comprise the following:

Retention works include the following:

- Demolition of the existing link corridors, two storey side extension and front projections to the central element of the building;
- External and internal alterations to the existing building which includes replacement windows and window cills, removal of rear façade panels to the west and eastern wings and decorative details at parapet level;
- Repair of roof and external rendering of western wing of the building;
- Omission of existing doors on the southern elevation of the building;

Permission is sought for the following:

- Retention and completion of internal and external alterations resulting in an increase of room numbers from 102 to 107;
- Replacement of link corridors;
- Access ramp;
- Fire escape steps to serve the west wing building;
- An ESB sub station, switch room and generator building along the eastern boundary of the site. This building would have a height of 3.325m and overall area of c.50m²;
- A waste management enclosure in the north western corner of the site which would be enclosed by a 1.8m high timber fence with an overall area of 40m²;
- Internal access road;
- 69 car parking spaces and all ancillary development necessary to facilitate the development;
- A roof terrace is indicated on the first floor in the central area of the building. This aspect is not included within the description.

- The application was accompanied by an Environmental Impact Assessment Screening report, Appropriate Assessment Screening report and a Construction Waste & Demolition Plan.

Internal layout of development as submitted on plans

	Ensuite bedrooms	Social space room	Meeting room	Hot desk room	Dining room	Laundry room	Kitchen no. of pods	Other
Ground floor								
West Wing	22	2	1	1	1	1	5 pods	
East wing	23	1	1	1	1	1	5 pods	
Central area	11				1	1	5 pods	5 store rooms Plant room Security /reception room Corridor linking with west & east wing
First floor								
West wing	22	2	1	1	1	1	5 pods	Electrical room
East wing	23	1	1	1	1	1	5 pods	
Central wing	6 *	1						3 store rooms Corridor linking with west & east wings Roof garden

Total	107 Ensuite bedrooms (excluding * above)	7 Social space rooms	4 Meeting rooms	4 Hot desk rooms	5 Dining rooms	5 laundry rooms	25 kitchen pods	
--------------	--	-------------------------------	-----------------------	---------------------------	----------------------	-----------------------	-----------------------	--

*4 ensuite rooms on this floor do not appear in the total number of rooms in the development description

3.0 Planning Authority Decision

3.1. Decision

On 26th February 2025, Wexford County Council granted planning permission for the proposed development subject to 15 conditions. Conditions of note include the following:

Condition 1: The development shall be retained and completed in accordance with the plans and particulars submitted with the planning application, as modified by further information submitted on the 30/1/2025 which reaffirms that the use and future use of the premises is a hotel use, save as may otherwise be required by the following conditions.

Condition 2: Applicant to enter into water and /or wastewater connection agreement with Irish Water prior to commencement.

Condition 3: Development to be carried out in accordance with Construction Management Plan submitted 30/1/2025.

Condition 11: Minimum of 10% of proposed car parking spaces to be provided with electrical connection points.

Condition 14: Prior to commencement applicant to submit details for the written agreement of the P.A precise details for the provision and management of the link to the coastal path.

3.2. Planning Authority Reports

- 3.2.1. Initial planning report dated 26/4/2024 noted the planning history on the site, the internal reports and observations received to the proposal, lands were zoned as 'village centre' in the Rosslare Harbour & Kilrane Settlement Plan, the site was not subject to flooding and that Section 15 of the planning application form referred to the existing and proposed use of the building as 'hotel'.
- 3.2.2. Further formation was sought on the following five grounds:
- Waste Management Plan;
 - Noise & vibration impact assessment;
 - Confirmation of Feasibility as per Uisce Eireann's request;
 - Appropriate Assessment screening report and screening statement conclusion; and
 - Provide a response to the specific issues raised in the submissions lodged to the proposed development.
- 3.2.3. Second planning report dated 25/2/2025 on receipt of the further information considered the proposed development complaint with the Settlement Strategy for Rosslare Harbour and in particular Objectives RHK11 & RHK15 of the CDP which both seek to utilise brownfield and vacant properties. The P.A were satisfied from the response from the applicant to the further information that the proposed works related to the established use of the structure as a hotel and that the continued use would be a hotel, and the principle of the works were considered acceptable. The response addressing the waste management plan, appropriate assessment and confirmation of feasibility were considered acceptable. An EIA and Stage II AA were considered not to be required.
- 3.2.4. **Other Technical Reports**
- Senior Executive Scientist (Environment) dated 2/4/2024:
- This report sought further information regarding a waste management plan, noise & vibration impact assessment, applicant to engage with UE regarding the increase in number of bedrooms and submit a Pre-Connection enquiry.

Senior Executive Scientist (Environment) dated 19/2/2025:

- On receipt of further information recommended grant subject to conditions.

Disability Access Officer report dated 19/3/2024

- Disability Access Certificate required.

Chief Fire Officer report dated 25/3/2024:

- Obligation of applicant to submit a Fire Certificate Application for the development.

Roads Section report dated 5/4/2024

- No objection subject to conditions relating to sightlines, parking and construction traffic and surface water collection.

3.3. Prescribed Bodies

Health Service Executive dated 9/4/2024:

Noted the contents of the planning file and recommended observations and conditions relating to public and environmental health issues on air, noise, water, waste and pest control. Recommended a Construction Management Plan be submitted.

Uisce Eireann report dated 20/3/2024:

Noted the increase in the number of bedrooms proposed and requested a further information be issued for the applicant to engage with Uisce Eireann by submitting a Pre-Connection Enquiry to assess the feasibility of connection to public water/wastewater. A standard condition was also attached requesting the applicant to enter into such an agreement.

3.4. Third Party Observations

- 3.4.1. Two submissions were received to the planning application one from Larry Sheridan and one from Verona Murphy on the following summarised grounds:

- Unauthorised works carried out on the site.

- Unauthorised pumphouse 10m from a bedroom in house and maybe storing dangerous chemicals or explosive substances.
- Security issues and lack of Gardai Station in Rosslare.
- Issues regarding infrastructure, schools, amenities and safety.
- Considers application should not have been validated.
- Site and public notices do not mention the 'end use' of the building, which puts the public at a disadvantage in assessing or commenting on the application.
- Lack of information.
- Former use of hotel has been abandoned and therefore any change of use would require planning permission.
- Site has been listed on the derelict site's register.
- Proposed use as an accommodation centre is currently the subject of a Section 5 referral with ABP.
- In order to carry out a screening report for EIAR or AA the nature and extent of the development must be known.
- To fully assess the application having regard to sanitary services, traffic and parking extent of the development must be known.

4.0 Planning History

- 4.1. **ABP Ref: 318455-23:** Section 5 referral to the Board from Wexford County Council relating to the former Great Southern Hotel as to whether the intensified use or increased occupancy of bedrooms is covered under the Planning and Development Regulations when consent for the nursing home was based on one occupant per room; whether part of the building for accommodation seeking international protection when undergoing renovation for use as a nursing home can be considered exempt; and can exempt development status accrue when the building is under renovations commenced under an approval permitted as a nursing home but not completed.

The Board decided on 17/2/2025 there was insufficient details available to determine whether the intensification or increased occupancy of bedrooms is covered when occupancy for the nursing home was based on one occupant per room; that part of the accommodation for those seeking international protection which is undergoing renovations for a nursing home is development and not exempt development; and exempt development status cannot accrue when the building under renovations commenced under an approval as a nursing home but not completed.

- 4.2. **ABP Ref: 318709-23:** Section 5 referral to the Board from a referrer as to whether the proposed use of the former Great Southern Hotel for the purpose of accommodating persons seeking international protection is or is not development.

The Board decided on 17/2/2025 commencement works notices served relating to the nursing home permission had placed the future use of the buildings/properties/structures on site solely within the parameters of the nursing home permission granted and the completion of the works on site for any other use than a nursing home would be inconsistent with the use permitted and would contravene condition 1 of the planning permissions for the nursing home and any other use other than a nursing home and pending the completion of the works, there was no other exemptions available.

- 4.3. **P.A Ref: 20210283:** On 14th July 2021, Wexford County Council granted planning permission to Dormal Developments Limited for the change of use of the former hotel to a 90 bedroom nursing home including dayrooms, offices, meeting rooms, mortuary, laundry, kitchen, dining room, staff rooms, various bathrooms, treatment room, and ancillary accommodation, 24 one bedroom assisted living apartments and 1 studio apartment (total 25 apartments), 2nd floor extension to existing north and west wings, single storey extensions at south and east of existing building, 2 storey extensions at south and west of existing building, 3 storey extensions to south and west of existing building, alterations to all elevations, external steps and ramps, front boundary wall with railing and gates at St. Martins Road, walled service area, new boundary fencing with gate to northern boundary, ancillary site works and carparking for 77 cars. This permission was subject to 16 conditions. I note from the planner's report that development was screened for Appropriate Assessment and an AA was not required and the hotel was vacant at this time.

- 4.4. **P.A Ref: 20220711:** On 22nd August 2022, Wexford County Council granted planning permission to Amhola Rosslare Nursing Home Trading Limited for alterations to the 90 bedroom nursing home scheme permitted by Wexford County Council (Ref: 2021/0283). The proposed works included: 1) The demolition of part of the rear of the hotel building including the existing ESB substation; 2) Modifications to the internal layout of the building; 3) Modifications to the elevations including changes to openings and facade materials and the construction of rooftop plant rooms; 4) The construction of a plant room and waste management enclosure; 5) All associated car parking, landscaping and site development works. Access to the nursing home will be provided via St. Martins Road located to the south. I note from the planner's report dated 20/7/2022 that a screening report was carried out and an AA was not required and 'construction work has commenced on the derelict building in preparation for works and to ensure compliance with previous orders'.
- 4.5. **P.A Ref: 20240119:** On 12th February 2024 a planning application was withdrawn for permission and retention permission for development consisting of 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 facade panels to the west and eastern wings and decorative detail at parapet level, repair of roof to western wing of the building, and omission of existing doors on the southern elevation of the building. The proposed development also includes retention and permission for the completion of alterations to the building including internal and external alterations, replacement link corridors, access ramp, fire escape access 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. Although this application was withdrawn it indicates that works had been carried out and retention was sought for same.
- 4.6. Commencement Notices relating to the site:
- At the time of the above Section 5 referrals the Council provided details in their submission of two commencement notices issued for the site.

16th May 2023: A Commencement Notice was received by the Building Control Section of the Council and validated on 16th May 2023 to commence works on the Nursing Home.

4th October 2023: A 7-day Commencement Notice was received by the Council on 4th October 2023 and deemed valid to convert the existing hotel into an emergency accommodation centre. The work would be carried out in two phases. Phase 1 (the West Wing) to fit out of the existing West Wing and a small extension which consisted of a new stair.

Derelict Site/ Dangerous Structure Notices History

- 4.7. The Council provided details of various derelict site and building notices issued regarding the site dated between 2016 and 2020 requiring specified works to be carried out to prevent the premises or site becoming dangerous. The site remains on the derelict sites register.

4.8. Enforcement

- 4.8.1. **P.A Ref: JP/SF/PA 0209-2023:** On 10/11/2023 a Warning Letter was issued to Amhola Rosslare Nursing Home Trading Ltd., regarding possible Non- Compliance with Condition 1 of P.A Ref: 20220711.

- 4.8.2. **P.A Ref: 0209-2023:** On 2/2/2024 an Enforcement Notice was issued to Amhola Rosslare Nursing Home Trading Ltd. and the Directors of the company, to comply with P.A Ref: 20220711 and included the following:

- Remove unauthorised plant room from the east side boundary.
- Remove the unauthorised extension to the west wing building.
- Remove the door on the southern elevation of the west wing building.

5.0 **Policy Context**

5.1. **Wexford County Development Plan 2022-2028**

- 5.1.1. This is the relevant County Development Plan (CDP) for the area and came into effect on 25th July 2022. Rosslare Harbour and Kilrane is designated as a Level 3(a)

Service Settlement in the Core Strategy Settlement Hierarchy. The development approach for these settlements are set out in the core strategy which includes:

- Focus on moderate population growth.
- Apply the sequential approach to the development of land, requiring residential development to take place within the existing footprint of the settlements. The leap frogging of infill/brownfield lands to undeveloped or greenfield lands will not be considered.
- Promote economic and enterprise development appropriate in scale to the settlements.
- Focus on the regeneration and renewal of these settlements.
- Ensure that new development contributes to the creation of attractive, liveable, well-designed, high quality settlements and that local communities enjoy a high quality of life and well-being.
- Support community organisations who are working to develop community facilities and promote and facilitate initiatives in the public realm.
- Protect and enhance amenities, heritage, green infrastructure and biodiversity in these settlements.

Having regard to the important economic and strategic role of Rosslare Harbour it has been allocated a 40% population growth for the period 2016-2040.

5.1.2. Volume 3 of the CDP outlines the relevant settlement plans for the county.

5.2. Rosslare Harbour & Kilrane Settlement Plan

5.2.1. The subject site is zoned 'Village Centre' (VC), within this Settlement Plan. The land use zoning objective for 'VC' lands within the Settlement Plan is, 'To provide for an attractive, vibrant village centre which maximises the use of lands and encourages a mix of residential, retail, commercial and civic uses'. An hotel use is 'Permitted in Principle' on VC zoned lands.

5.2.2. The purpose of VC zoning is to enhance the vitality and viability of the village centre in Rosslare Harbour through the development of under-utilised and brownfield sites and by encouraging a mix of uses to make the village centre an attractive place to

visit and live in. The Great Southern Hotel is identified as a vacant/under-utilised site within this Settlement Plan. Within this plan it is also noted the 'Great Southern Hotel', which has recently been demolished, formed a significant landmark in this area.

5.2.3. Relevant objectives within this Plan include the following:

Objective RHK11: To prioritise the development of vacant, infill and under-utilised brownfield sites in the settlement plan area for residential and retail uses to achieve compact growth and sustainable development.

Objective RHK15 To encourage and facilitate the reuse of existing vacant properties for appropriate uses subject to normal planning and environmental criteria and the proper planning and sustainable development of the area.

Objective RHK22 To require new developments to ensure that permeability is incorporated into the design of all new developments, in particular, opportunities to create local level linkages between developments and to increase permeability for all users, in particular pedestrians and cyclists in accordance with Objectives TV26 to TV32 in Volume 1 Chapter 5 Design and Place-making in Towns and Villages.

Objective RHK53 To facilitate the development of tourism-related developments including overnight tourist accommodation on appropriately zoned land in the settlement area subject to the proper planning and sustainable development of the plan area.

Infrastructure

There is a public wastewater treatment plant serving Rosslare Harbour and Kilrane. It has a capacity of 9,383 P.E.. As of April 2020 the available headroom was 6,885 P.E which affords significant scope to develop its strategic economic role and fulfil its role in the Settlement Hierarchy. The area is also served by public water from the Fardystown Regional Water Supply Scheme, and as of April 2020 it has capacity to accommodate new development.

5.3. Natural Heritage Designations

The nearest Natura 2000 sites to the site are as follows:

- Seas off Wexford SPA (site code: 004237) is approximately 465m from the eastern boundary of the subject site.
- Carnsore Point SAC (site code: 002269) is approximately 834m to the south east of the subject site.
- Long Bank SAC (site code:002161) is approximately 2.5km to the north east of the subject site.

5.4. EIA Screening

- 5.4.1. The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

6.0 The Appeal

6.1. Grounds of Appeal

- 6.1.1. A third party appeal has been submitted by Verona Murphy TD on behalf of the people of Rosslare on the following summarised grounds:

Planning History of the subject site

- A chronological history is submitted of the site and is summarised as follows:
- Great Southern Hotel ceased operation in 2010 and has been abandoned & derelict since that date.
- In 2021 WCC granted planning permission for the change of use of the former hotel to a 90 bedroom nursing home (the governing permission).
- In May 2023, a commencement notice was received by the Council and validated on the same day to commence the works for the nursing home.

- In October 2023, it became clear to the public that the owners of the nursing home under construction intended changing its use to an IPAS centre, intending to avail of the exempted development regulations.
- On 12th February 2025, ABP determined that the works for the nursing home had commenced and that a material change of use had occurred in or about May 2023.
- On 17th February ABP issued a declaration to WCC's own referral reaffirming that the nursing home had commenced in line with the commencement notice which placed the use of the building as a nursing home.
- On 25th February 2025, WCC in direct conflict with ABP's decision cited the use of the building as that of a hotel.

Validity of Application

- Considers the application invalid as no use was specified in public notices relating to retention works.
- Following a request for further information by WCC the applicant's agent stated that the existing and proposed use of the building is as a hotel.
- Failure to predicate the decision on the correct existing use.
- Refers to a number of High Court decisions relating to an existing use ceases upon the grant of permission for a conflicting use, until planning permission is granted for a new use.
- The use of the hotel ceased upon the grant of permission for the nursing home.
- Condition 2 of the P.A permission permits the retention and completion of buildings for a use which has ceased and would thereby be inconsistent with the permitted use as a nursing home.
- Council failed to have regard to ABP's decision on the S.5 referrals.
- Any proposal to revert to a hotel use requires a new planning application.

- The site notice and public notice failed to comply with the requirements of the Planning Regulations as it made no reference to the use proposed and refers to a specific court case in this regard.
- The application for works to be retained, following the issue of an enforcement notice linked the application to the nursing home, thereby misleading the public.
- Council decision is ultra vires.

6.2. Applicant Response

6.2.1. The First party have responded to the third party submission summarised as follows:

- Planning permission was granted for the nursing home in 2021 and a commencement notice was lodged with WCC in May 2023 and the applicant commenced works on same.
- During the initial phase of works for the project it became apparent that the nursing home as permitted was not viable and will not be implemented.
- The applicant wished to regularise the works completed on site which form part of the existing hotel use in the application before the Board and are also seeking permission for alterations and improvements to the existing hotel.
- The application was lodged in response to a Warning Letter (Reference JP/SF/PA 0209-2023) issued by WCC to regularise the works on site and subsequent enforcement notice No. 0209-2023.

Validity of Application

- The development comprises retention works carried out to the building which were commenced on foot of a permission which sought for the amendments to the building for use as a nursing home.
- As outlined in the cover letter and application form the existing and proposed use of the building including the internal and external works is a hotel.
- Given that no change of use will occur it was not necessary to state the use in the public notices, and this approach was considered acceptable by WCC through their validation process.

- The existing and established use of the building is a hotel and no change of use has occurred in the intervening period, and the building remains as a hotel.
- The issue of abandonment does not apply as no licensing or other consent would be required to re-open a hotel on the site and an unauthorised use cannot be abandoned. Refers to Inspector's report on the Section 5 referrals regarding the issue of abandonment.
- No intervening use has occurred and the proposed use of the building is a hotel.
- It is stated in the planner's report that WCC sought external advice regarding the validity of the planning application and were satisfied the validation process in relation to the planning application.
- Consider this issue is unjustified at the appeal stage.

Section 5 Declarations

- Notes the Inspector's report on the Section 5 referrals and that the right to resume the hotel use would not be lost because the use ceased, but that a change of use had occurred on the basis that the works were being carried out on site subject to the previous nursing home permission.
- The application before the Board is to regularise the works on site which were initially carried out on foot of the nursing home application which are no longer being implemented and the use of the hotel will be continued.
- No issues raised in the Section 5 of relevance to the proposed development and the Council had full regard to the declaration decisions as they pre-dated the Council's decision date.

6.3. Planning Authority Response

None

6.4. Observations

None

7.0 Assessment

7.1. Introduction

7.1.1. I have examined the appeal details and all other documentation on file, including all of the submissions received in relation to the appeal, including the planning history of the site, the reports of the local authority and inspected the site, and having regard to relevant local/regional/national policies and guidance. I therefore consider the main issues in this appeal to be as follows:

- Validity of the application;
- Principle and layout of the development;
- Layout of the proposed development;
- Waste and water infrastructure;
- Other issues, and
- Appropriate Assessment

7.2. Validity of the application

7.2.1. The Third party considers that the development description did not mention the use of the building in the public notices and the hotel use by virtue of its derelict status is abandoned. I therefore consider it necessary to firstly discuss briefly the current status of the use of the premises and secondly whether the application is valid.

Current status of buildings/structures on site

7.2.2. The building/structures on site are clearly vacant and the hotel use ceased operation sometime between 2007-2010 and has been the subject of a number of derelict site notices between 2016 and 2020 and was identified as a vacant/under-utilised site within the Rosslare & Kilrane settlement plan.

7.2.3. Planning permission was granted for a nursing home at the site and a commencement notice was validated by Wexford County Council on 16th May 2023, which placed the future use of the buildings/properties//structures on site solely within the parameters of the nursing home permissions granted under P.A Refs: 20220711 and 20210283 (outlined in detail in Section 3.0 of this report).

- 7.2.4. The previous Section 5 referrals issued by the Board are referenced by the third party. The Board considered the nursing home permission had been implemented by virtue of the works carried out at the site at that time. The First party in their response to the appeal highlight certain aspects of the Inspector's reports on the Section 5 referrals, particularly with regards to, if, there was no intervening use at the premises since the hotel use ceased operation no change of use would have occurred. However, the Inspector was referring to the issue of abandonment and not whether a change of use had not occurred at the premises as suggested by the First party.
- 7.2.5. I consider a change of use occurred at the premises from a hotel to a nursing home when the nursing home permission was implemented. The First party in their response to the appeal and in their original covering letter with the planning application acknowledge that the applicant commenced works on the existing building for a nursing home on foot of a commencement notice lodged with the Council in May 2023. During the works to the nursing home being carried out, it became apparent the nursing home was not viable for the owners. The applicants do not expand on the issue of viability other than it is their view that as the nursing home will not be implemented, they now wish to regularise the works completed on site which form part of the existing hotel use and are seeking permission for alterations and improvements to the existing hotel.
- 7.2.6. I also note the owners of the site were issued an Enforcement Notice (P.A Ref: 0209-2023) on 2/2/2024 which included the removal of the substation, unauthorised extension and door to the west wing building associated with the nursing home planning permission (P.A Ref:20220711). These elements included within the Enforcement Notice now form part of the current proposal for which retention is being sought. However, the enforcement notice as issued (P.A Ref: 0209-2023) implicitly related to the nursing home planning permissions and non-compliance with Condition 1 of the said permissions for the nursing home. I therefore consider there is no doubt the nursing home use had been implemented by virtue of the commencement notice and works carried out to the building, and a material change of uses occurred from a hotel to a nursing home. It is not disputed by the first party that the nursing home use did not commence.

Description of the proposed development

- 7.2.7. Article 18 of the Planning and Development Regulations 2001 as amended outlines the requirements for a newspaper notice for a planning application which includes inter alia in Art. 18(1) (d) (ii) 'where the application relates to the retention of a structure, the nature of the proposed use of the structure and, where appropriate, the period for which it is proposed to retain the structure'. I note the site notice and newspaper notice did not specify the retention and completion works related to the hotel but rather states the rooms would increase from 102 to 107. I also note from the drawings as mentioned by a third party the proposed plans are titled Rosslare Accommodation Centre.
- 7.2.8. Notwithstanding this, in Section 15 of the planning application form, it states that the existing use (or previous use where retention permission is sought) is stated as a hotel and the proposed use (or use it is proposed to retain) is stated as a hotel. Whilst I consider in the interest of clarity for third parties the existing/proposed use could have been specified in both the site and newspaper notice, it was stated in the covering letter and in Section 15 of the planning application form. The Board may wish to consider readvertising the development to include the use of the building as an hotel within the description. However, I consider the information submitted with the planning application is clearly to revert the existing buildings back to a hotel use.
- 7.2.9. I note from the planner's initial report external advice was sought regarding the validity of the planning application and the P.A were satisfied with the validation process in relation to the planning application. I further note following a request for further information in this regard the P.A were satisfied with the applicant's response in that the proposed works relate to the established use of the structure as a hotel and that a hotel is a form of accommodation and considered the application valid.

Conclusion

- 7.2.10. The documentation as detailed above on the basis of the details submitted were in accordance with the legislative requirements. I am satisfied the description on the site and newspaper notice did not prevent the concerned party from making representations. In any event, the application was accepted as valid by the Planning Authority and a Notification of Decision issued and any issue regarding the validity of the application is one between the third party appellants and the Planning Authority.

7.3. Principle and layout of the development

- 7.3.1. Rosslare Harbour and Kilrane is designated as a Level 3(a) Service Settlement in the Wexford Core Strategy Settlement Hierarchy. Such settlements all share a common characteristic of being important service settlements for their local communities and their wider rural hinterlands. Rosslare Harbour and Kilrane is identified as being an important contributor to economic activity for its marine and port.
- 7.3.2. The site is zoned 'Village Centre' (VC) within the Rosslare & Kilrane Settlement Plan contained within the CDP, and this zoning seeks to provide for an attractive, vibrant village centre which maximises the use of lands and encourages a mix of residential, retail, commercial and civic uses. There a variety of uses 'permitted in principle' on village centre zoned lands including inter alia, car park, childcare facilities, culture and recreational uses, hotel, hostel and tourism related activities.
- 7.3.3. The Great Southern Hotel is identified as a vacant/under-utilised site within the Settlement Plan. The applicants in their supporting documentation with the planning application na d appeal are proposing to revert back to the former use of the building to an hotel. There are a number of objectives within the Settlement Plan which seek to prioritise the development of under-utilised sites and reuse vacant properties and to facilitate tourism related developments including overnight accommodation on appropriately zoned lands. The use of the building as an hotel is therefore acceptable in principle on 'VC' zoned lands.
- 7.3.4. The proposed development is seeking permission for retention works to the existing building and permission to complete works including the replacement of link corridors from the central core to the east and west wings. I consider the completion/replacement of the link corridors would enhance the overall appearance of the existing building and would be a visual improvement to the building and overall character of the area. However, I am mindful of the site's planning history regarding enforcement and derelict site notices issued due to its derelict nature, and I would recommend in the event that planning permission is granted the development is completed within 3 years of the date of the permission, or otherwise agreed by the P.A.

Layout of the proposed development

- 7.3.5. Based on the planning history records I consider the size and layout of the rooms in the western and eastern wing reflect the layout and number of bedrooms of the former hotel use. However, there are elements I noted from my site inspection of the west wing building and the proposed general layout which do not reflect the former hotel floor layout, such as kitchen pod areas, dining rooms, hot desk rooms and social space rooms, on all floors and on each wing, which I consider are more reflective of a hostel type use. The former hotel had a large reception/lobby area, ballroom, playroom, swimming pool, central dining and laundry area and staff room within the central core area which I consider are facilities associated with a hotel use and are not reflected in the proposed layout.
- 7.3.6. On my site inspection I was able to access one of the rooms in the west wing building which was indicated on the layout plans as providing a double and single room but which contained 4 single rooms, a desk, 2 lockable cupboards, a fridge, microwave and ensuite bathroom. It is stated in the covering letter with the planning application that there would be an increase in room numbers from 102 to 107 to serve the hotel. The layout of proposed development comprises 107 rooms, although I note there are a number of rooms (4 no.) on the first floor central level which have not been included within this overall room numbers as provided within the description of the development.
- 7.3.7. The third party has raised concerns regarding the proposed use of the premises. I note Condition 1 of the Planning Authority's decision requires the development to be retained and completed in accordance with the plans and particulars submitted with the planning application and as stated in the further information response which reaffirms the use and future use of the premises as a hotel use. If the Board are minded to grant planning permission for the proposed development, they maybe minded to remove any exempted development rights associated with the development and restrict the number of bedrooms in the interest of clarity for third parties.

Roof Terrace

- 7.3.8. The drawings indicate a roof terrace on the eastern area of the central element of the hotel building. This did not form part of the original hotel building and has not been

included in the description. I consider this is a significant addition to the original hotel building which could impact on the residential amenity of neighbouring residential properties, by reason of overlooking, noise and disturbance particularly to the existing properties to the east and the residential development currently under construction to the north east of the site. I would therefore recommend in the event of planning permission being granted that this element of the development is excluded from the current proposal in the interest of residential amenity.

Conclusion

- 7.3.9. I consider an hotel use would be acceptable in principle on this site, particularly given its former use as an hotel, and would be in accordance with the zoning objectives of the Settlement Plan. The proposed works as stated would improve the appearance of the existing structures on site and would be in accordance with Objectives RHK11 & RHK15 of the CDP which seek to encourage and facilitate the reuse of existing vacant properties for appropriate uses subject to normal planning and environmental criteria and the proper planning and sustainable development of the area.
- 7.3.10. However, I consider there are a number of ambiguities with what is actually presented on the layout plans and that which currently exists from my site inspection of one of the rooms in the west wing. Although the number of rooms is stated as 107, the number of beds and therefore residents could be significantly higher from the granted nursing home use and former hotel use. I also consider the proposed layout with the addition of kitchen pods on each floor is more akin to a hostel type use and not that of a hotel. I would therefore recommend in the interest of clarity that a condition is attached in the event of planning permission being granted restricting the use to an hotel.

7.4. Waste and Water Infrastructure

- 7.4.1. I note there was correspondence between the applicant and Uisce Eireann following a further information request from the P.A regarding a Confirmation of Feasibility (CoF) from Uisce Eireann. At the time of the P.A making their decision there had been no response received from Uisce Eireann regarding this matter. The applicant's attached correspondence between themselves and Uisce Eireann (dated 24/8/2024)

indicates that Uisce Eireann needed to carry out a technical feasibility with regards to the available capacity of the network versus the applications requirements, and, the location of connection versus the distance to the network.

- 7.4.2. The proposed development would connect to the existing public water and waste water network. Uisce Eireann's water capacity register (accessed 24/6/25) states there is capacity available at Fardystown serving Ballygeary, Rosslare Harbour and Kilrane. I also note Uisce Eireann's waste water capacity register (accessed 24/6/2025) indicates there is capacity in the Ballygeary, Rosslare Harbour and Kilrane settlement which is served by Rosslare Harbour WWTP (D0165). Furthermore, I note the EPA's Annual Environmental Report (AER) 2023 for the Rosslare WWTP (D0165-01) states the annual mean and annual maximum hydraulic loading is less than the peak Treatment Plant Capacity and the plant is operating in accordance with its licence.
- 7.4.3. The Rosslare Harbour & Kilrane Settlement Plan states the wastewater treatment plant serving Rosslare Harbour and Kilrane has a capacity of 9,383 P.E. and as of April 2020 the available headroom was 6,885 P.E which affords significant scope to develop its strategic economic role and fulfil its role in the Settlement Hierarchy. This Plan further states the area is also served by public water from the Fardystown Regional Water Supply Scheme, and as of April 2020 it has capacity to accommodate new development. This would correspond with Uisce Eireann's water and waste capacity register.
- 7.4.4. Uisce Eireann in their original response to the planning application did not raise an objection to the proposed development, but requested the applicant engage with Uisce Eireann by submitting a Pre-Connection Enquiry to assess the feasibility of connection to public water/wastewater. A standard condition was also recommended by Uisce Eireann requesting the applicant to enter into such an agreement. I acknowledge the applicants have endeavoured to engage with Uisce Eireann, and condition 2 of the P.A's decision required the applicant to enter into a water and wastewater connection agreement with Uisce Eireann prior to commencement of the development. I would also recommend a similar condition is attached in the event the Board grant the proposed development.

Conclusion

7.4.5. The existing layout plans submitted by the applicant indicate the original hotel layout had 102 bedrooms, and it is proposed to increase the number of rooms by an additional 5 bedrooms. I note on the proposed layout plan that there appears to be a further 4 ensuite rooms not included within this calculation on the first floor within the central wing. From my site inspection of one of the rooms each room has the potential to accommodate 4 people, which would equate to 428 persons. Notwithstanding this I consider the existing water and waste infrastructure has the capacity based on Uisce Eireann's waste and water capacity register and the Settlement Plan, to accommodate an additional 5 hotel bedrooms. I further consider it is reasonable to assume the occupation of the rooms associated with the hotel use would be transient and unlikely to be occupied on a permanent basis and therefore would not be operating at maximum capacity 7 days a week. I would however recommend if the Board are minded to grant planning permission the number of rooms are conditioned to 107 rooms in the interest of clarity and considering the proposed layout plans indicate more rooms and the use is restricted to an hotel use.

7.5. Other Issues

EIA and AA assessment

7.5.1. The third party in their submission to the planning application consider it is not possible to assess the development with regards to an EIA or AA assessment. I acknowledge there is a level of ambiguity with regards to the nature of the proposed use based on the layout, however the applicants state the proposed use is that of a hotel. I therefore consider subject to the room numbers increasing by only 5 bedrooms from that of the previous hotel use the development can be assessed with regards to EIA and AA.

Location of substation

7.5.2. A third party raised concerns to the planning application regarding the location of the substation. The submitted plans indicate the substation would be positioned 2m from the eastern boundary of the site and would have an overall height of 3.3m to the eaves. I noted on my site inspection the substation has currently been constructed to eaves height and the proposed opes are on the western elevation

directed away from the neighbouring property which does not correspond with the elevations as shown on the substation drawing.

7.5.3. I note by way of further information the applicants confirmed this structure would not house harmful or explosive chemicals and that there would be no additional noise levels from the structure above background levels.

7.5.4. I therefore consider subject to the opes being on the western elevation and given the separation distance between the substation and neighbouring property (c.10m) and subject to noise levels being restricted, and boundary treatment being agreed by the P.A. there would be no impact on the residential amenity of the neighbouring property. I would recommend in the event of planning permission that the opes are conditioned to be on the western elevation only.

8.0 Appropriate Assessment Screening

8.1.1. In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on the Seas off Wexford SPA and Carnsore Point SAC in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

8.1.2. This determination is based on: ·

- Brownfield nature of the site.
- The scale of the development.
- The location of the site, its distance from the nearest European sites and lack of significant connections.
- Taking into account screening report/determination by LPA.

8.1.3. I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

9.0 Water Framework Directive

- 9.1.1. The subject site is located within the Ballygillane Little, Saint Helen's in Rosslare, Co.Wexford. The proposed development comprises the retention of demolition works and permission for the completion of alterations to increase room numbers from 102 to 107 together with associated site works. The nearest water courses to the subject site are the Big Grange River (EPA code: 12G48) c.1.3km to the west of the site and the Oldmill River (EPA code: 13O01) c.1.3km to the south of the subject site. The site falls within the Slaney & Wexford Harbour WFD catchment area (Catchment code:12) and Forth Commons sub catchment area (Ccode:12), both of which drain to the southeast Irish Sea.
- 9.1.2. I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface and ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.
- 9.1.3. The reason for this conclusion is as follows:
- Nature of works regarding the scale;
 - The EPA's Annual Environmental Report 2023 on the WWTP (D0165) serving the site, and
 - Location-distance from nearest water bodies and/or lack of hydrological connections.
- 9.1.4. I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

10.0 Recommendation

Having regard to the above it is recommended that the decision of the Planning Authority be upheld, and permission is granted based on the following reasons and considerations and subject to the attached conditions.

11.0 Reasons and Considerations

Having regard to the land use zoning of the subject site, the provision of the Wexford County Development Plan 2022-2028 and the Rosslare Harbour and Kilrane Settlement Plan, and objectives within both plans which seek to prioritise the development of vacant and under-utilised brownfield sites, 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 and would not adversely impact the residential amenity of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area

12.0 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 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. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, as amended and any statutory provision amending or replacing them, the use of the proposed development shall be restricted to a hotel (as specified in the lodged documentation), unless otherwise authorised by a prior grant of planning permission. The number of rooms shall be 107 bedrooms as specified in the proposed description.

Reason: In the interest of clarity and to protect the amenities of property in the vicinity.

3. Unless otherwise agreed in writing by the planning authority the period during which the development hereby permitted may be carried out shall be 3 years from the date of this Order.

Reason: Having regard to the nature of the development and the length of time the building has been in a vacant condition, the Board considers it appropriate to specify a period of validity of this permission less than five years.

4. Prior to the commencement of development, the developer shall enter into Connection Agreements with Uisce Éireann (Irish Water) 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.

5. The construction of the development shall be managed in accordance with the Construction Waste and Demolition Plan as amended by the further plans and particulars received by the planning authority on 30th day of January 2025.

Reason: In the interest of amenities, public health and safety and environmental protection

6. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interests of sustainable drainage.

7. (a) All foul sewage and soiled water shall be discharged to the public foul sewer.
(b) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system.

Reason: In the interest of public health.

8. The first floor of the central wing of the hotel shall not be used as a garden/open space area, unless otherwise agreed in writing by the Planning Authority. 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.

9. (a) Amplified music or other specific entertainment noise emissions from the premises shall not exceed the background noise level by more than 3 dB(A) during the period 0800 to 2200 hours and by more than 1 dB(A) at any other time, when measured at any external position adjoining an occupied dwelling in the vicinity. The background noise level shall be taken as L90 15 mins and the specific noise shall be measured at LAeq.T 15min.
(b) Between the hours of 2200 and 0600 the octave band centre frequencies of noise emissions at 63 32 Hz and at 125 Hz measured using the LZeq, 5min metric shall not exceed the equivalent representative L90 Octave Band levels and shall be subject to the same locational and decibel exceedance criteria in relation to background noise levels as set out in (a) above. The background noise levels shall be measured at LAeqT.
(c) The background noise levels shall be measured in the absence of the specific noise, on days and at times when the specific noise source would normally be operating; either
 - (i) during a temporary shutdown of the specific noise source, or
 - (ii) during a immediately before or after the specific noise source operates.
(d) When measuring the specific noise, the time (T) shall be any five 15 minute period during which the sound emission from the premises is at its maximum level.
(e) Any measuring instrument shall be precision grade.

Detailed plans and particulars indicating sound-proofing or other measures to ensure compliance with this condition shall be submitted to, and agreed in writing with, the

planning authority prior to the use of the premises. An acoustical analysis shall be included with this submission to the planning authority. The agreed sound proofing shall be installed before the commencement of development.

Reason: In order to protect the amenities of residential property in the vicinity having particular regard to the nuisance potential of low frequency sound emissions during night-time hours.

10. (a) All entrance doors in the external envelope shall be tightly fitting and self-closing.
- (b) All windows and roof lights shall be double-glazed and tightly fitting.
- (c) Noise attenuators shall be fitted to any openings required for ventilation or air conditioning purposes.

Details indicating the proposed methods of compliance with the above requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

11. Details of materials, colours and textures of all external finishes shall be submitted and agreed with the Planning Authority before the commencement of the development.

Reason: In the interest of visual amenity.

12. 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:-
- (a) 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;
- (b) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings;
- (c) details of proposed street furniture, including bollards, lighting fixtures and

seating;

(d) 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.

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 [or until the development is taken in charge by the local authority, whichever is the sooner], 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.

13. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained and waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment and the amenities of properties in the vicinity.

14. Site development and building works shall be carried out between the hours of 08.00 hrs to 18.00 hrs Mondays to Fridays inclusive, between 08.00 hrs to 14.00 hrs 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.

15. 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, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

16. 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 cables shall be relocated underground as part of the site development works.

Reason: In the interests of visual and amenity.

17. 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.

18. A minimum of 20% of the proposed car parking spaces shall be provided with electrical connection points, to allow for functional electric vehicle 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.

19. The open side to the substation shall be on the western elevation of the building. During the operational phase of the proposed development the noise level from the substation 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, as measured at the nearest noise sensitive location. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

20. Prior to commencement applicant to submit details for the written agreement of the P.A precise details for the provision and management of the link to the coastal path.

Reason: In the interests of connectivity and safety.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Catherine Dillon
Planning Inspector

30th June 2025

12.2. Appendix 1- EIA

Form 1 - EIA Pre-Screening

Case Reference	ABP- 322134-25
Proposed Development Summary	Retention of demolition of corridors, side extension and front projections. Permission for the completion of alterations to increase room numbers from 102 to 107 together with associated works. Site is stated as 1.11 ha..
Development Address	The Former Great Southern Hotel, Ballygillane Little, St. Helens, Rosslare, Co.Wexford
	In all cases check box /or leave blank
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	☒ Yes, it is a 'Project'. Proceed to Q2. ☐ No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
☒ No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	

☐ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☒ Yes, the proposed development is of a Class but is sub-threshold.	Schedule 5 Part 2 10(b) (iv) Urban development which would 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.
4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes ☐	
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ Date: _____

Appendix 1: Form 2 - EIA Preliminary Examination

Case Reference	ABP- 322134-25
Proposed Development Summary	Retention of demolition of corridors, side extension and front projections. Permission for the completion of alterations to increase room numbers from 102 to 107 together with associated works
Development Address	The Former Great Southern Hotel, Ballygillane Little, St. Helens, Rosslare, Co.Wexford
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	This is an application for an extension to an existing former hotel to provide for an additional 5 no. bedrooms. The area of the site is stated as 1.11ha. I note there are 4 rooms on the first floor central area which have not been included in this bedroom calculation which appear to be bedrooms. The gross floor area of the existing building is stated as being 6,256m² and the gross floor area of the proposed works are 114m² (gfa). It is sought to retain an additional 109.6m² (gfa) and demolish 325.08m² (gfa). The development also includes for 69 car parking spaces throughout the site. Construction Waste & Demolition Management Plan submitted with proposal. This Plan estimates based on an area of proposed demolition works of 80m² would result in 17.92 tonnes of waste. An asbestos survey is to be carried out on each structure prior to demolition. All demolition waste is proposed to be removed by a waste licensed company. There will be an element of dust and increased traffic movement as a result of the construction works but these would be local and temporary. Foul water is to be discharged to the existing public network. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and	The prevailing context of the area comprises a mix of residential and commercial development. There are residential properties to the east, south and west and a hotel use to the north west of the site. Site is an existing brownfield site located within the village centre on zoned lands, within the Coastal Landscape Character Type area of the County.

approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	These areas have a high sensitivity to change and limited ability to absorb new development. The building already exists within the footprint of the former Great Southern Hotel and the proposed alterations are not considered to impact on the character of the area or the landscape. The development would discharge to the local drainage network. The development is removed from sensitive natural habitats, to support protected flora and fauna species. The nearest European site is the Seas off Wexford SPA, c.465m to the east, Carnsore Point SAC c.834m to the south east, and Long Bank SAC c.2.5km to the north east. There are a number of protected structures to the east including former coastguard station (Ref: WCC1381), and north west former lighthouse keeper's house, (Ref: WCC1280). There are no sites of archaeological significance close by.
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	Having regard to the land being a brownfield site located within the Rosslare settlement which is removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.

Inspector: _____ Date: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)

12.3. Appendix 2 - AA Screening Determination-

Screening for Appropriate Assessment Test for likely significant effects	
Step 1: Description of the project and local site characteristics	
Brief description of project	Retention of demolition of corridors, side extension and front projections. Permission for the completion of alterations to increase room numbers from 102 to 107 together with associated works. Proposed development will discharge to the local drainage network after passing through on site existing features which are designed as per SuDS standards. (Refer to Section 2 of this report for detailed description of project.)
Brief description of development site characteristics and potential impact mechanisms	Relatively flat brownfield site with buildings and structures and building materials currently stored on the site. Habitat on site comprises minor areas of amenity grassland (GA2), built land & artificial surfaces (BL3), flower beds & borders (BC3) and exposed gravel. Areas of the site are a construction site. <u>Nearest EPA mapped watercourses are:</u> Grange Big River c.1.3km to the west of site and flows in a westerly direction towards the coast. The Oldmill River c.1.3km to the south of the site and flows in an easterly direction towards the coast. Rosslare Harbour & Irish Sea to the north and east of subject site c.195m at closest point. <u>Nearest Natura sites are:</u> Seas of Wexford (004237) – c.465m to the east. Carnsore Point SAC (002269) c. 834m to the south east.

	Long Bank SAC (002161) c.2.5km to the north east.
Screening report	Yes
Natura Impact Statement	No
Relevant submissions	Third party submission considers more detail is required with the proposed development to carry out AA. Uisce Eireann noted the increase in the number of bedrooms proposed and requested a further information be issued for the applicant to engage with Uisce Eireann by submitting a Pre-Connection Enquiry to assess the feasibility of connection to public water/wastewater. A standard condition was also attached requesting the applicant to enter into such an agreement. I note an extension of time was requested to await a CoF from Uisce Eireann. Applicant requested a CoF from Uisce Eireann but this was not forthcoming at date of decision issued. The latest Licence details on the EPA website relating to this WWTP (20/3/2025) states the samples taken on the day of the site visit were found to comply with Condition 3 of the licence.
Additional information	EPA AER 2023 for Rosslare Harbour WWTP (D0165-01) states the Emission Level Values (ELVs) are compliant with licence. The discharge from the WWTP does not have an observable impact on water quality and does not

	have a negative impact on the Water Framework Directive status.
--	---

Step 2. Identification of relevant European sites using the Source-pathway-receptor model

The AA screening identified a total of 13 Natura 2000 sites within the zone of influence of subject site. (Refer to Appendix I of AA screening report). There is no ecological justification for such a wide consideration of sites, and I have only included those sites with any possible ecological connection or pathway in this screening determination. I note Carnsore Point SAC is adjacent to Lady's Island Lake SPA (004009), Lady's Island Lake SAC (000704), Tacumshin Lake SAC (002953) and overlaps with the Seas off Wexford SPA (004237).

The subject site does not host semi natural habitats to support protected flora or fauna species. The lack of aquatic habitats makes the site unsuitable to both mammal species such as the otter and SCI birds.

However, taking the source-pathway receptor model it is considered the following 3 of sites are of relevance.

European Site (code)	Qualifying interests ¹ Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections ²	Consider further in screening ³ Y/N
Seas off Wexford SPA (004237)	<u>Seas off Wexford SPA National Parks & Wildlife Service</u> <u>Conservation Objective</u> Maintain favourable conservation condition	0.465km to the east	No direct ecological connection to SPA. Surface & foul water to connect to the existing public networks.	Yes
Carnsore Point SAC (002269)	<u>Carnsore Point SAC National Parks & Wildlife Service</u> <u>Conservation Objective</u> Maintain favourable	0.834km to the south east	No direct ecological connection. Indirect hydrological connection via pollution/spillages during construction & operation on Harbour Porpoise	Yes

	conservation condition NPWS (2024) Conservation Objectives: Carnsore Point SAC 002269. Version 2. to include Harbour Porpoise			
Long Bank SAC (002161) <u>Conservation Objective</u> Maintain favourable conservation condition	<u>Long Bank SAC National Parks & Wildlife Service</u> S.I. No. 103/2016 - European Union Habitats (Long Bank Special Area of Conservation 002161) Regulations 2016.	2.5km to the northeast	No ecological or hydrological connection identified.	No- due to separation distance and QI of SAC.

¹ Summary description / cross reference to NPWS website

² Based on source-pathway-receptor: Direct/ indirect/ tentative/ none, via surface water/ ground water/ air/ use of habitats by mobile species

³ if no connections: N

Further Commentary

The hydrological connectivity of the subject site to Seas off Wexford SPA and Carnsore Point area considered indirect, given the proximity of the subject site to these Natura 2000 sites and the recently added QI of the Harbour Porpoise to Carnsore Point SAC (002269), taking the precautionary approach, I consider the effect of the project on these 2 European sites needs to be considered further below.

Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites

The site is not located within a European site there is no risk of direct habitat loss or fragmentation to occur. The site does not support any fauna species connected with QI's of the European sites identified.

The site would connect to the existing surface water drainage and foul network. Indirect effects could occur from potential effects on water quality from the proposed development.

The Rosslare WWTP flows into the Southwest Irish Sea to the north of the development.

AA Screening matrix

Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
Site 1: Seas off Wexford SPA (004237) Red-throated Diver [A001] Fulmar [A009] Manx Shearwater [A013] Gannet [A016] Cormorant [A017] Shag [A018] Common Scoter [A065] Mediterranean Gull [A176] Black-headed Gull [A179] Lesser Black-backed Gull [A183] Herring Gull [A184] Kittiwake [A188] Roseate Tern [A192] Common Tern [A193] Arctic Tern [A194] Guillemot [A199] Razorbill [A200] Puffin [A204] Sandwich Tern [A863] Little Tern [A885]	<u>Direct:</u> None <u>Indirect:</u> Construction - Noise and dust during construction works. This would be localised and temporary during demolition & construction and related emissions to surface water during construction. Operational - via sewerage and surface water network, which would eventually discharge to Irish Sea.	None The subject site is beyond any zone of sensitivity for noise or dust-related effects on SCI within the SPA. There are no open watercourses within or in close proximity to the site. Surface water run off and discharges from the proposed development would enter downstream via the existing surface water drainage network. Rosslare WWTP is treated prior to discharge to Rosslare Harbour & Southeast Irish Sea. Latest AER 2023 states the WWTP is compliant with the ELVs in the Wastewater discharge licence and does not have an observable impact on water quality. Conservation objectives of all QI would not be undermined.
Carnsore Point SAC (002269) Mudflats and sandflats not covered by seawater at low tide [1140] Reefs [1170] Harbour Porpoise [1351]	<u>Direct:</u> None <u>Indirect:</u> Surface water run off & discharge	None No effects on habitats. Threats to Harbour porpoise include captured in fishing nets, pollution,

		declining fishing stocks & hunting. Due to distance & nature of development no disturbance to species would occur.
Step 4 : Conclude if the proposed development could result in likely significant effects on a European site 'alone' or 'in combination'.		
I conclude that the proposed development alone would not result in likely significant effects on Seas off Wexford SPA (004237), and Carnsore Point SAC (002269) and Long Bank SAC (002161). The proposed development would have no likely significant effect in combination with other plans and projects on any European site(s). No further assessment is required for the project. No mitigation measures are required to come to these conclusions.		

Overall Conclusion - Screening Determination

Finding of no likely significant effects

In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on Seas off Wexford SPA or Carnsore Point SAC in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- Brownfield nature of the site.
- The scale of the development.
- The location of the site, its distance from the nearest European sites and lack of significant connections.
- Taking into account screening report/determination by LPA.

12.4. Appendix 3: Water Framework Directive Impact Assessment

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Bord Pleanála ref. no.	322134-25	Townland, address	The Former Great Southern Hotel, Rosslare, Co.Wexford
Description of project		Retention of demolition of corridors, side extension and front projections. Permission for the completion of alterations to increase room numbers from 102 to 107 together with associated works. Proposed development will discharge to the local drainage network after passing through on site existing features which are designed as per SuDS standards. (Refer to Section 2 of this report for detailed description of project.)	
Brief site description, relevant to WFD Screening		Relatively flat brownfield site located in an urban location above Rosslare Harbour to the north. Ground water vulnerability is moderate on impermeable till overlaying the site. GSI mapping indicates subsoils are man made and include Rosslare harbour lands. Pollution impact low to groundwater due to underlying soil to phosphate and nitrate. There are no water features near or adjacent to the site. Closest water course is Grange Big river (EPA code: 12G48) and Old Mill river (EPA code: 13003), both 1.3km to the west and south respectively from the site. Irish Sea to north and east of site.	
Proposed surface water details		Surface water discharge would connect to the existing surface water drainage network.	
Proposed water supply source & available capacity		The proposed development would connect to the public water supply. Uisce Eireann's water capacity register (accessed 24/6/25) states there is capacity available at Rosslare.	

Proposed wastewater treatment system & available capacity, other issues			Development would connect to the existing public infrastructure for waste water and discharge to Rosslare WWTP (D0165) via the existing network prior to discharge into Rosslare Harbour/Southwest Irish Sea. Uisce Eireann Waste Water capacity register (accessed 24/6/25) states there is capacity in the WWTP (D0165) which serves Rosslare harbour & Kilrane. Latest AER 2023 states the WWTP is complaint with the ELVs in Wastewater discharge licence and does not have an observable impact on water quality or negative impact on the WFD status.			
Others?			Not applicable			
Step 2: Identification of relevant water bodies and Step 3: S-P-R connection						
Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
River Waterbody		Milltown Ros_010 IE_SE_12 M860440	Moderate	Review- Rosslare harbour area for action	No pressures identified	Hydrologically connected to surface watercourse.
Ground Waterbody	Underlying site	Bridgetown IE_SE_G_022	Good	Not at risk	No pressures identified	Poorly productive bedrock Hydrologically connected to surface watercourse.

Coastal waterbody			South western Irish Sea (HAs 11;12)	Good	Not at risk	No pressures	Surface & foul
Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.							
CONSTRUCTION PHASE							
N o.	Component	Water body receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination* * to proceed to Stage 2. Is there a risk to the water environment?
1.	Surface	_010	None	None	None	No	Screened out
2.	Ground	_022	Drainage	Hydrocarbon Spillages	Standard Construction Measures / Conditions	No	Screened out
3.	Coastal	IE_SE_010_0000	Surface water drains to sea	Spillages etc	Standard Construction Measures / Conditions	No	Screened out
OPERATIONAL PHASE							
1.	Surface	010	None	None	None	No	Screened out
2.	Ground	022	None	None	None	No	Screened out
3.	Coastal						
DECOMMISSIONING PHASE							
4.	NA						

12.5. Planning Authority Conditions

Consideration of P.A Conditions		
ABP Ref: 322134 P.A Ref: 20240253		
P.A condition No	Subject	Included/Modified/Excluded in Schedule of conditions and reasons
1.	Plans & particulars & as modified by further information submitted on 30/1/2025 which reaffirms that the use and future use of the premises is hotel use	Modified. Use of premises as a hotel included in ABP condition 2. ABP condition 3 requires works to be implemented within 3 years of permission.
2.	Water/and or wastewater connection with Uisce Eireann prior to commencement.	Included ABP condition 4.
3.	Construction Management Plan	Included ABP condition 15
4.	Any alterations as a result of a Disability Access Certificate, shall be submitted within 3 months of the grant of the DAC.	Excluded Covered in ABP Condition 1.
5.	Restriction on hours of construction works between 0800-1800 Mon-Fri & between 0800-1400 hrs on Saturdays and not on Sundays or Bank Holidays	Included ABP condition 14
6.	Materials & boundary treatments to be agreed prior to commencement.	Modified ABP condition 11 &12
7.	All services to be underground	Modified ABP standard condition 16
8.	Levels of illumination	Included ABP condition 17
9.	Noise levels not to exceed 55bd(A) between hrs 0800-1800 Mon-Fri but excluding BH. All other time noise levels not to exceed 45bb(A).	Modified ABP condition 9
10.	All foul waste to be discharged to the foul drainage system.	Included ABP condition 7

11.	10% of car parking spaces to allow for Electrical charging points.	Modified Condition 18 – CDP requires 20%
12.	Surface water from roofs etc to be discharged to the surface water disposal system and not to foul sewer.	Included ABP condition 6
13.	Adequate refuse storage	Modified ABP condition 13
14.	Prior to commencement details of coastal link to be provided.	Included ABP condition 20
15.	Landscaping	Modified ABP condition 12