

Stephen Sutton

From: Mary Long <Mary.Long@wexfordcoco.ie>
Sent: Monday 26 February 2024 15:42
To: Appeals2
Cc: Elizabeth Hore; Diarmuid Houston; 'Jonathan Cullen'
Subject: Submission re ABP-318455-23 and ABP-318709-23
Attachments: Submission re ABP-318455-23 and ABP-318709-23.pdf

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Dear Sirs

Please find attached submission in relation to Section 5 Referral: ABP-318455-23 and Section 5 Referral: ABP-318709-23.

I should be obliged if you would acknowledge receipt of this email.

Best Regards

Mary

Mary Long | Staff Officer | Planning Department

Wexford County Council, County Hall, Carricklawn, Wexford Y35 WY93
Comhairle Contae Loch Garman, An Charrig Leathan, Loch Garman

☎ 053 919 6211 | ✉ mary.long@wexfordcoco.ie | www.wexfordcoco.ie



Wexford County Council,
Planning Department,
County Hall,
Carricklawn,
Wexford,
Y35 WY93

26th February 2024

To: An Bord Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902
By Email

Re: Section 5 Referral - ABP-318455-23

Whether (1) increased occupancy of bedrooms, (2) part use of building for accommodation for those seeking international protection, (3) exempted development status when building under renovations permitted as nursing home is or is not development or is or is not exempted development.

&

Section 5 Referral - ABP-318709-23

Is the proposed use of the buildings/properties/structures located at Saint Martin's Road Rosslare, former Great Southern Hotel, Rosslare Harbour, County Wexford, for the purposes of accommodating persons seeking international protection development, and if so, is same exempted development?

Dear Colleagues,

We refer to the two related Section 5 Referrals made by Wexford County Council ("**the Council**") to An Bord Pleanála ("**the Board**") pursuant to s.5(4) of the Planning and Development Act 2000, as amended ("**the 2000 Act**"), and the relevant requirements of the Planning and Development Regulations 2001, as amended ("**the 2001 Regulations**"). The circumstances which have resulted in the two referrals have been detailed previously by the Council in the context of making the second (in time) Referral.

As set out previously, both Referrals relate to the Great Southern Hotel, Rosslare Harbour, County Wexford and the proposal to use same for the purposes of providing accommodation for persons seeking international protection. As outlined above, the context and background to both Referrals have been set out previously by Council in making same.



We further refer to correspondence received from the Board, dated 6th February 2024, in relation to both of the aforesaid Referrals and submissions received in respect of same – issued pursuant to s.131 of the 2000 Act. We note that the Council has been invited to comment of the said submissions. This submission is made in respect of both the aforesaid Referrals.

The Council note that the issue of abandonment has been raised again in submissions on the said Section 5 Referral(s) in circumstances where it appears to be asserted by the developer that the proposed change of use is from the established use of the premises as a hotel (*and not the permitted nursing home*), to temporary accommodation for persons seeking international protection. The Council note that in respect of the issue of abandonment, the following criteria may arise for consideration:

- (i) any period of non-use;
- (ii) the physical condition of the building(s)/site(s);
- (iii) whether there had been any intervening use; and
- (iv) the owner's intentions and objective evidence regarding the owner's intentions.

(See, *inter alia*, *Dublin Corporation v Lowe & Signways* (Unreported, High Court, Morris P., February 4, 2000); *Hartley v. Minister of Housing and Local Government & Anor.* [1970] 1 QB413; *Dublin County Council v. Tallaght Block Company Limited* [1982] ILRM 534; *Fingal County Council v Crean* (Unreported, High Court, Ó Caoimh J., October 19, 2001.)

Insofar as this issue involves consideration of the relevant history of the premises, the Council would highlight the following factual matters in terms of the relevant planning history:

- (i) Ref: 891429 – Granted – Erect extensions to the Great Southern Hotel.
- (ii) Ref: 911332 – Granted – Erection of lift shaft and machine room to Great Southern Hotel.
- (iii) Ref: 931453 – Granted – Renovate façade to front of the hotel to replace existing windows and canopy,
- (iv) Ref: 2009/1758 – Granted (on appeal) – Construction of new development comprising, *inter alia*, construction of 25 Apartments and demolition of hotel.
- (v) Ref: 2009/1698 – Granted (on appeal) - the demolition of existing bungalow and construction of new development consisting of demolition of existing 2 storey building known as St. Helens Hotel, (formerly Great Southern Hotel) and construction of new 60 bed nursing home facility on 2 to 4 storeys with new vehicular access



from St Martins Road, and associated car parking, landscaping and site development works- Permission was granted subject to 19 no. conditions.

- (vi) Ref: 2021/0283 – Granted - Permission for change of use of former hotel to 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 car-parking for 77 cars at Ballygillane Little, St. Helens - Permission was granted subject to 16 no. conditions.
- (vii) Ref: 2022/0711 – Granted - Permission for alterations to the 90 bedroom nursing home scheme permitted by Wexford County Council (Ref: 2021/0283). The proposed works include: 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. Permission granted with 3 conditions (and tied into the 20210283 permission).

The Council would also highlight that the following statutory notices have issued in respect of the premises in the past:

- (i) Notice issued under s.2 of the Local Government (Sanitary Services) Act 1964, as amended, dated 25th August 2016 requiring specified works to be carried out to prevent the premises from being a “*dangerous place*”. The said Notice is contained at **Appendix 1** hereto. This Notice was complied with.
- (ii) Notice issued under s.3(1) of the Local Government (Sanitary Services) Act 1964, as amended, dated 5th May 2017 requiring specified works to be carried out to prevent the premises from being a “*dangerous structure*”. The said Notice is contained at **Appendix 2** hereto. This Notice was complied with.



- (iii) Notice issued under s.8(2) of the Derelict Sites Act 1990, as amended, dated 23rd June 2017. The said Notice is contained at **Appendix 3** hereto. Notice was subsequently served to place the property on the Derelict Sites Register. The property remains on the Derelict Sites Register.
- (iv) Notice issued under s.8(7) of the Derelict Sites Act 1990, as amended, dated 1st February 2019. The said Notice is contained at **Appendix 4** hereto. See (iii) above – the Property remains on the Derelict Sites Register.
- (v) Notice issued under s.11 of the Derelict Sites Act 1990, as amended, dated 12th April 2019. The said Notice is contained at **Appendix 5** hereto. This Notice was complied with.
- (vi) Notice issued under s.22(3) of the Derelict Sites Act 1990, as amended, dated 27th November 2020. The said Notice is contained at **Appendix 6** hereto. The Valuation Notice was not appealed.
- (vii) Notice issued under s.3(1) of the Local Government (Sanitary Services) Act 1964, as amended, dated 9th December 2020 requiring specified works to be carried out to prevent the premises from being a "*dangerous structure*". The said Notice is contained at **Appendix 7** hereto. This Notice was complied with.

The foregoing is set out to provide factual context which may be relevant to the consideration of the issue of abandonment.

For the avoidance of doubt, any criticism directed at the approach of the Council in making the said Referrals in the submissions made by third parties on same is rejected – the rationale for the Council's approach is clearly set out in the said Referrals.

Yours faithfully



Diarmuid Houston
Senior Planner

Diarmuid.Houston@wexfordcoco.ie
053 9196101



APPENDIX 1

By Registered Post & On Site

Notice under Section 2 of the Local Government (Sanitary Services) Act, 1964 served on:

Sidbrook Properties Ltd.,
185 Rathmines Road Lower,
Dublin 6

Re Dangerous Place: DPL2016/002 Former Great Southern Hotel, Rosslare, Co. Wexford

A Chara,

Wexford County Council, as Sanitary Authority for the administrative area of County Wexford, pursuant to Section 2, of the Local Government (Sanitary Services) Act, 1964, hereby gives Notice that the **Former Great Southern Hotel, Rosslare, Co. Wexford** is a Dangerous Place within the meaning of Section 2 of the Local Government (Sanitary Services) Act, 1964. Wexford County Council intends to proceed under Section 2, of the Local Government (Sanitary Services) Act, 1964 and hereby serves this notice on you

Sidbrook Properties Ltd., 185 Rathmines Road Lower, Dublin 6,

the owner of the above property, **Former Great Southern Hotel, Rosslare, Co. Wexford** that the following works are required to be carried out to prevent the property **Former Great Southern Hotel, Rosslare, Co. Wexford** from being a Dangerous Place:


- **Repair of previous security shuttering at all locations around the building.**

The Councils Inspector Craig Innes can be contacted on 087-6686327 or craig.innes@wexfordcoco.ie.

A Sanitary Authority may claim from the owner of a place in respect of which they have carried out works by demanding in writing, payment of such amount as may be determined by them. The amount claimed in the demand, together with interest, at the rate of five per cent per annum, from the date that the demand is given until payment, shall be

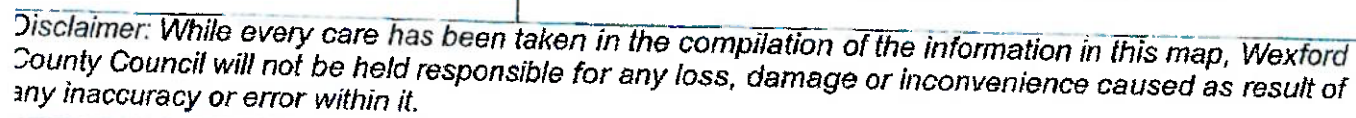
recoverable by the Sanitary Authority from the person as a simple contract debt in any court of competent jurisdiction.

Signed on behalf of the Sanitary Authority:



Diarmuid Houston
Planning & Development

Dated this ^{25th} day of August, 2016



APPENDIX 2

By Registered Post & On Site

Notice under Section 3 (1) of the Local Government (Sanitary Services) Act, 1964 served on:

Owner / Occupier,
Great Southern Hotel,
Rosslare,
Co. Wexford

Re: Dangerous Structures – DGR2016/018 Former Great Southern Hotel / Accommodation Block, Rosslare Harbour, Co. Wexford

Wexford County Council, as Sanitary Authority for the administrative area of County Wexford, pursuant to Section 3 (1), of the Local Government (Sanitary Services) Act, 1964, and on foot of a report from Sean Kavanagh, dated 4th May 2017, hereby serve notice on you, Owner / Occupier, the owners of the above structures, Former Great Southern Hotel / Accommodation Block, Rosslare Harbour, Co. Wexford (site as outlined in red on attached map) to carry out the following works which will, in the opinion of the Local Authority, prevent the structures, Former Great Southern Hotel / Accommodation Block, Rosslare Harbour, Co. Wexford, from being dangerous structures:

1. Clear site of overgrowth rubbish etc and remove to approved landfill.
2. Check site for vermin and treat if required.
3. Secure all points of access to the buildings using boarding/blockwork as appropriate site and property from the public.
4. Secure the perimeter of the site with 2.4m high security fencing.
5. Erect a security fence on St. Martins Road boundary to prevent access through main car park.
6. Paint exterior of the property in a neutral colour as necessary to remove graffiti/derelict appearance.

The above works must be completed within 2 weeks of receipt of this Notice.

The Councils Inspector, Sean Kavanagh can be contacted on 053 9196916 or by e-mail at sean.kavanagh@wexfordcoco.ie.

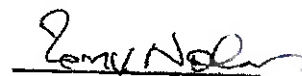


Comhairle Contae
Loch Garman
Wexford County
Council

An Charraig Leathan, Loch Garman
Carricklawn, Wexford Y35 WY93
053 919 6000 | postmaster@wexfordcoco.ie
www.wexfordcoco.ie | [www.twitter.com/wexfordcoco](https://twitter.com/wexfordcoco)

A person who having been served with a Notice under the provisions of the Local Government (Sanitary Services) Act, 1964, does not comply with the terms of the notice shall be guilty of an offence and shall be liable on summary conviction to a fine.

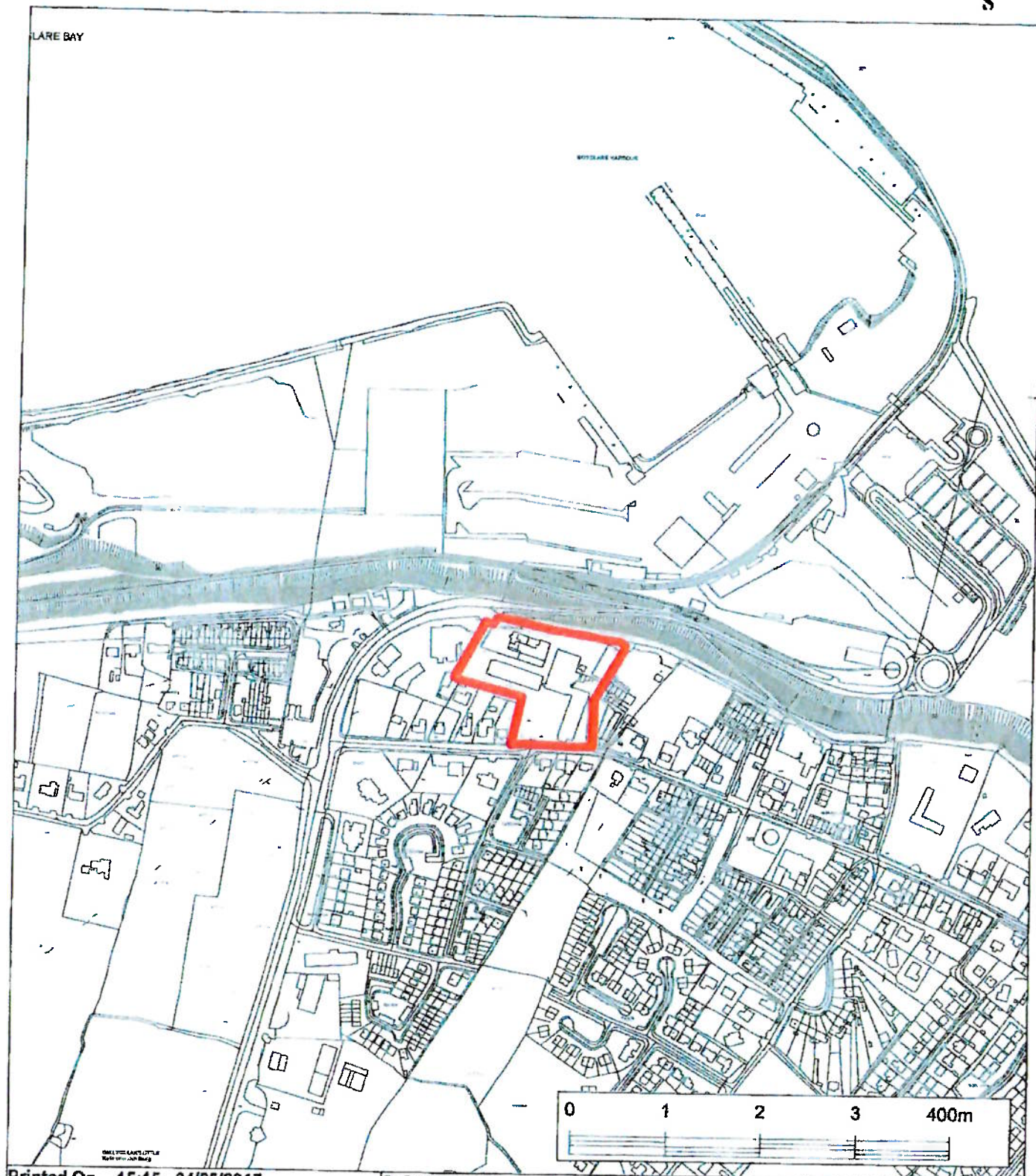
Signed on behalf of the Sanitary Authority:


Tony Nolan
Planning Section

Dated this 5th day of MAY 2007



Planning Department Wexford County Council



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By Registered Post & On Site

Notice under Section 3 (1) of the Local Government (Sanitary Services) Act, 1964 served on:

KBT Capital Management Ltd.,
O'Shaughnesy Bairéad Solicitors,
1 Fr. McWey Street,
Edenderry,
Co. Offaly

Re: Dangerous Structures – DGR2016/018 Former Great Southern Hotel / Accommodation Block, Rosslare Harbour, Co. Wexford

Wexford County Council, as Sanitary Authority for the administrative area of County Wexford, pursuant to Section 3 (1), of the Local Government (Sanitary Services) Act, 1964, and on foot of a report from Sean Kavanagh, dated 4th May 2017, hereby serve notice on you, KBT Capital Management Ltd., the owners of the above structures, Former Great Southern Hotel / Accommodation Block, Rosslare Harbour, Co. Wexford (site as outlined in red on attached map) to carry out the following works which will, in the opinion of the Local Authority, prevent the structures, Former Great Southern Hotel / Accommodation Block, Rosslare Harbour, Co. Wexford, from being dangerous structures:

1. Clear site of overgrowth rubbish etc and remove to approved landfill.
2. Check site for vermin and treat if required.
3. Secure all points of access to the buildings using boarding/blockwork as appropriate site and property from the public.
4. Secure the perimeter of the site with 2.4m high security fencing.
5. Erect a security fence on St. Martins Road boundary to prevent access through main car park.
6. Paint exterior of the property in a neutral colour as necessary to remove graffiti/derelict appearance.

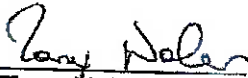
The above works must be completed within 2 weeks of receipt of this Notice.

The Councils Inspector, Sean Kavanagh can be contacted on 053 9196916 or by e-mail at sean.kavanagh@wexfordcoco.ie.



A person who having been served with a Notice under the provisions of the Local Government (Sanitary Services) Act, 1964, does not comply with the terms of the notice shall be guilty of an offence and shall be liable on summary conviction to a fine.

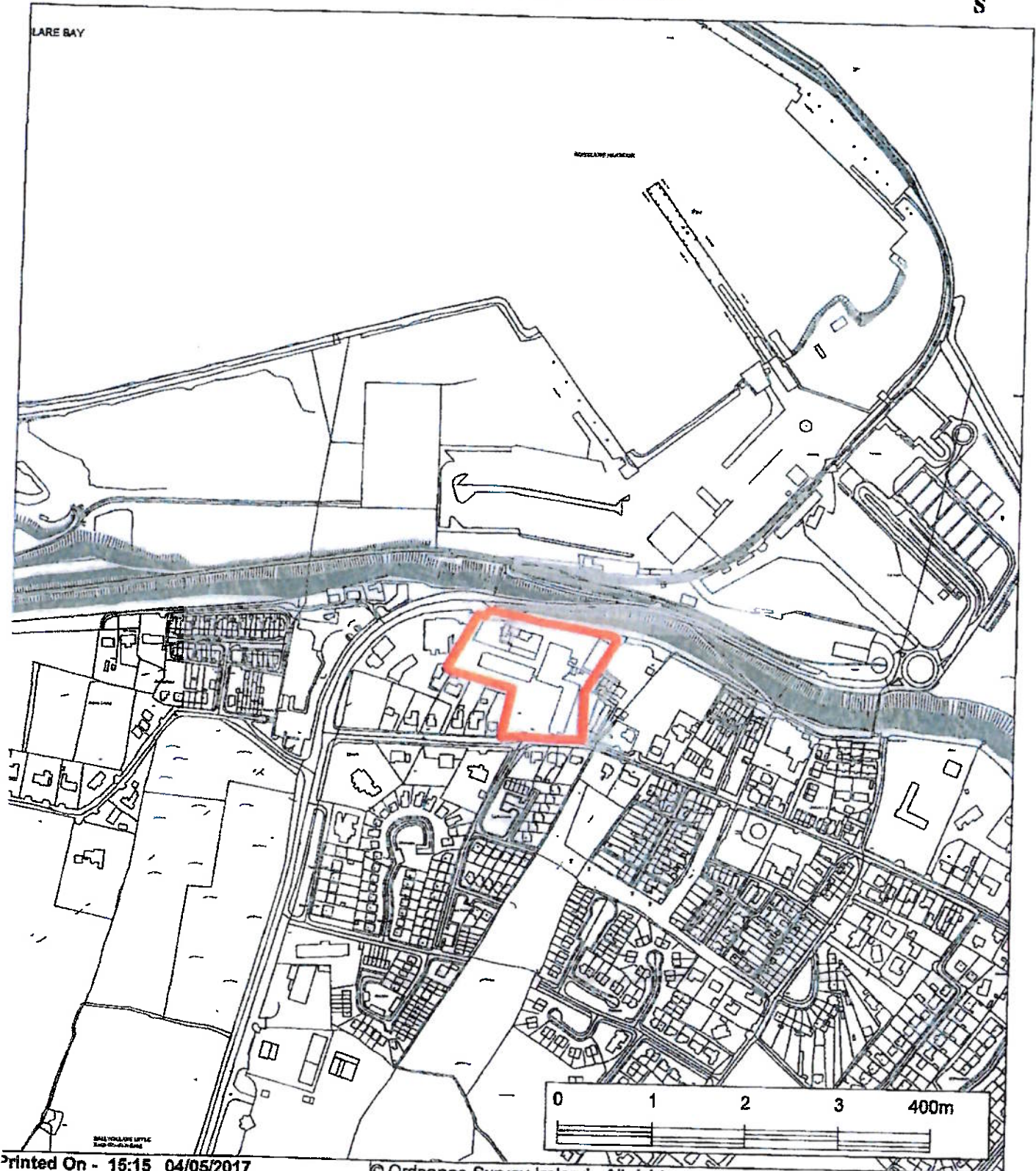
Signed on behalf of the Sanitary Authority:


Tony Nolan
Planning Section

Dated this 5th day of May 2017



Planning Department Wexford County Council



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APPENDIX 3

By Registered Post & On Site

Notice under Section 8(2) of The Derelict Sites Act, 1990 served on:

**KBT Capital Management Ltd.,
O'Shaughnesy Bairéad Solicitors,
1 Fr. McWey Street,
Edenderry,
Co. Offaly**

Re: DER2017/007

**Notice of Intention to make an entry on the Derelict Site's Register -
Former Great Southern Hotel, Rosslare (site as outlined in red on
attached map)**

Dear Sir/Madam,

Wexford County Council as Local Authority for the functional area of County Wexford, and pursuant to Section 8, Subsection 2 of the Derelict Sites Act, 1990 and having regard to the report of Sean Kavanagh dated 4th May 2017 and being of the opinion that the said site is a Derelict Site within the meaning of the Derelict Sites Act, 1990, hereby serves notice on you, **KBT Capital Management Ltd.**, the owners of, **Former Great Southern Hotel, Rosslare** (site as outlined in red on attached map), of our intention to enter this site on to our Derelict Site's Register.

Any persons may, within 1 month of the date of the Notice, make representations in writing to Wexford County Council. Representations should be addressed to Tony Nolan, Administrative Officer, Planning Department, County Hall, Carricklawn, Wexford. Any representations made within the specified period will be considered and Wexford County Council may either make the entry or not as they think proper having regard to such representations.

Signed this 23rd day of June 2017

SIGNED:


FOR COUNTY SECRETARY

WEXFORD COUNTY COUNCIL
CARRICKLAWN
WEXFORD

PLEASE NOTE THE PLANNING TECHNICIAN'S CONTACT DETAILS ARE AS FOLLOWS:

NAME: SEAN KAVANAGH

TEL: 053 9196916

By Registered Post & On Site

Notice under Section 8(2) of The Derelict Sites Act, 1990 served on:

**KBT Capital Management Ltd.,
185 Rathmines Road Lower,
Dublin 6,
D06 YW56**

Re: DER2017/007

**Notice of Intention to make an entry on the Derelict Site's Register -
Former Great Southern Hotel, Rosslare (site as outlined in red on
attached map)**

Dear Sir/Madam,

Wexford County Council as Local Authority for the functional area of County Wexford, and pursuant to Section 8, Subsection 2 of the Derelict Sites Act, 1990 and having regard to the report of Sean Kavanagh dated 4th May 2017 and being of the opinion that the said site is a Derelict Site within the meaning of the Derelict Sites Act, 1990, hereby serves notice on you, **KBT Capital Management Ltd.**, the owners of, **Former Great Southern Hotel, Rosslare** (site as outlined in red on attached map), of our intention to enter this site on to our Derelict Site's Register.

Any persons may, within 1 month of the date of the Notice, make representations in writing to Wexford County Council. Representations should be addressed to Tony Nolan, Administrative Officer, Planning Department, County Hall, Carricklawn, Wexford. Any representations made within the specified period will be considered and Wexford County Council may either make the entry or not as they think proper having regard to such representations.

Signed this 23rd day of June 2017

SIGNED:


FOR COUNTY SECRETARY

WEXFORD COUNTY COUNCIL
CARRICKLAWN
WEXFORD

PLEASE NOTE THE PLANNING TECHNICIAN'S CONTACT DETAILS ARE AS FOLLOWS:

NAME: SEAN KAVANAGH

TEL: 053 9196916

APPENDIX 4

By Registered Post

Notice under Section 8(7) of The Derelict Sites Act, 1990 served on:

Owner/Occupier,
Great Southern Hotel,
Rosslare,
Co. Wexford

Re: DER2017/007

**Notice of Entry having been made in the Derelict Site's Register -
Former Great Southern Hotel, Rosslare (site as outlined in red on
attached map)**

Dear Sir/Madam,


Wexford County Council as Local Authority for the functional area of County Wexford, and pursuant to Section 8, Subsection 7 of the Derelict Sites Act, 1990 and being of the opinion that the said site is a Derelict Site within the meaning of the Derelict Sites Act, 1990, hereby serves notice on you,

Owner/Occupier, Great Southern Hotel, Rosslare, Co. Wexford

the owners of, **Former Great Southern Hotel, Rosslare** (site as outlined in red on attached map), hereby give notice that an entry has been made in the Derelict Sites Register in accordance with the terms of Section 8 (1) of the Act.

Take notice that in accordance with Section 23 of the Derelict Sites Act 1990 there shall be charged, levied and paid for each financial year, a levy on the land described, to be described as the Derelict Sites Levy.

Signed this 1st day of February 2019

SIGNED: 
FOR COUNTY SECRETARY

WEXFORD COUNTY COUNCIL
CARRICKLAWN
WEXFORD

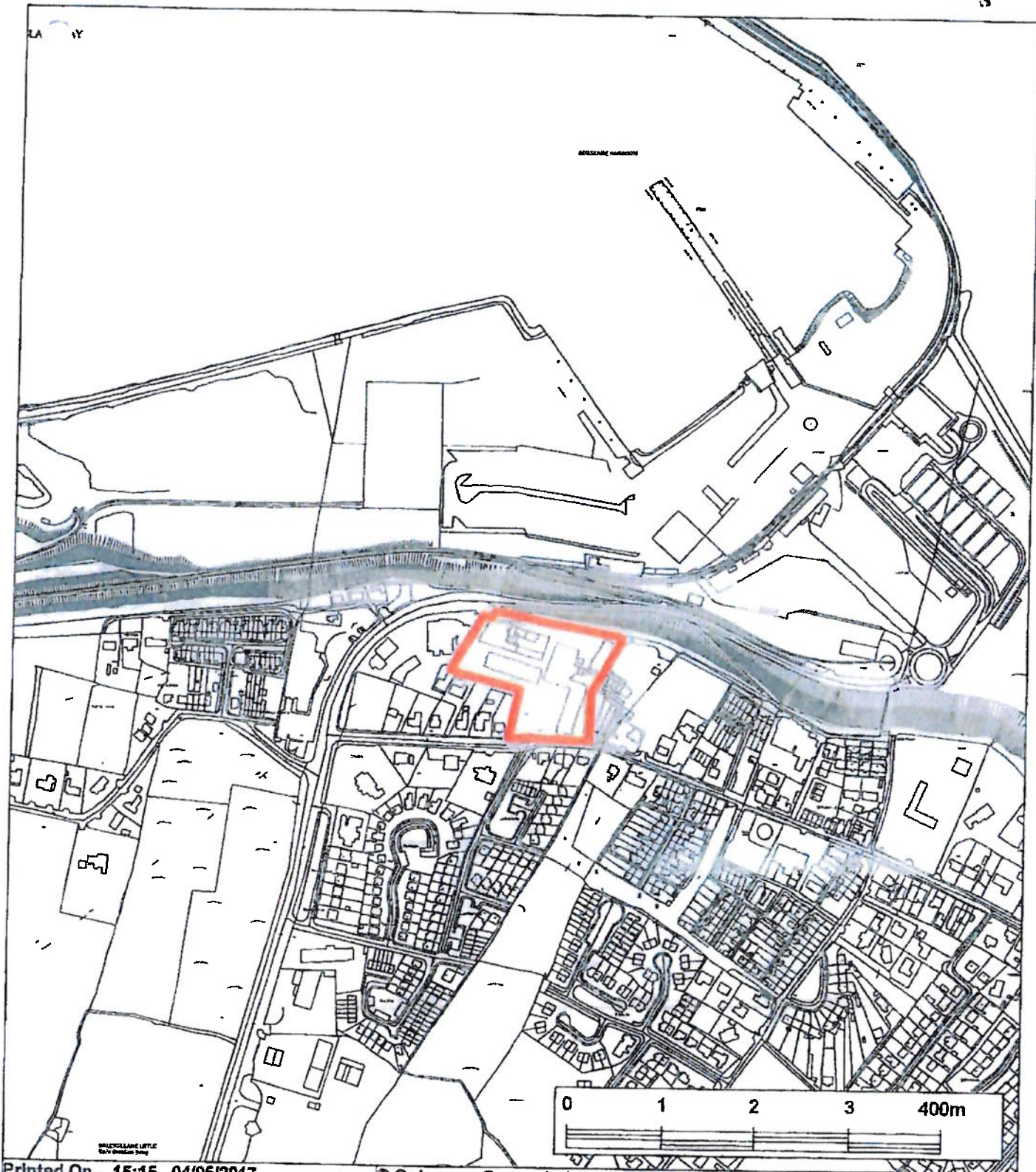
PLEASE NOTE THE PLANNING TECHNICIAN'S CONTACT DETAILS ARE AS FOLLOWS:

NAME: NOEL KINSELLA
TEL: 053 9196385





Planning Department Wexford County Council



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APPENDIX 5

By Registered Post & On Site

Notice under Section 11 of The Derelict Sites Act, 1990 served on:

KBT Capital Management Ltd.,
185 Rathmines Road Lower,
Dublin 6,
D06 YW56

Re: DER2017/007 Former Great Southern Hotel, Rosslare (site as outlined in red on attached map)

Dear Sir/Madam,

Wexford County Council as Local Authority for the functional area of County Wexford, pursuant to Section 11, Subsection 1 of the Derelict Sites Act, 1990 hereby serve notice on you,

KBT Capital Management Ltd., 185 Rathmines Road Lower, Dublin 6, D06 YW56

the owners of **Former Great Southern Hotel, Rosslare, (site as outlined in red on attached map)**, to carry out the following works forthwith which in the opinion of the Local Authority will prevent the property, **Former Great Southern Hotel, Rosslare** from becoming or continuing to, be derelict within the meaning of the Act:

- Repair/replace any damaged/removed boarding in order to secure the hotel complex;
- Secure the windows and doors to the bungalow adjacent to St. Martins Road and erect 2.4m security fencing to prevent access to the proximity of the building;
- Cut overgrown vegetation from the entire site area and maintain accordingly;
- Remove all rubbish from the site particularly the tennis court area and the plant room/service entrance area;
- Secure plant room/service entrance area from public access from the tennis court area where there is evidence of antisocial activity/drinking etc;
- Paint the exterior of the property in a neutral colour as necessary to remove graffiti/derelict appearance.

These works are to be carried out within 2 weeks from the date that this notice comes into effect.

Any representations which you may wish to make to Wexford County Council, in writing, regarding the terms of this notice will be considered by the Local Authority, provided such representations are made within 14 days of the serving of this notice.

This notice will not take effect until the expiration of 14 days from the date of service of same, or where representations have been made to Wexford County Council in accordance with the above, on the date on which the Local Authority notifies the person making such representations that they have considered same.


Signed this 24th day of April 2019

SIGNED:


FOR COUNTY SECRETARY

WEXFORD COUNTY COUNCIL
CARRICKLAWN
WEXFORD

PLEASE NOTE THE PLANNING TECHNICIAN'S CONTACT DETAILS ARE AS FOLLOWS:

NAME: Seán Kavanagh
TEL: 

By Registered Post & On Site

Notice under Section 11 of The Derelict Sites Act, 1990 served on:

KBT Capital Management Ltd.,
O'Shaughnessy Bairéad Solicitors,
1 Fr. McWey Street,
Edenderry,
Co. Offaly

Re: DER2017/007 Former Great Southern Hotel, Rosslare (site as outlined in red on attached map)

Dear Sir/Madam,

Wexford County Council as Local Authority for the functional area of County Wexford, pursuant to Section 11, Subsection 1 of the Derelict Sites Act, 1990 hereby serve notice on you,

KBT Capital Management Ltd., O'Shaughnessy Bairéad Solicitors, 1 Fr. McWey Street, Edenderry, Co. Offaly,

the owners of **Former Great Southern Hotel, Rosslare, (site as outlined in red on attached map)**, to carry out the following works forthwith which in the opinion of the Local Authority will prevent the property, **Former Great Southern Hotel, Rosslare** from becoming or continuing to, be derelict within the meaning of the Act:

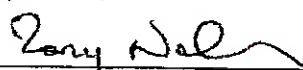
- Repair/replace any damaged/removed boarding in order to secure the hotel complex;
- Secure the windows and doors to the bungalow adjacent to St. Martins Road and erect 2.4m security fencing to prevent access to the proximity of the building;
- Cut overgrown vegetation from the entire site area and maintain accordingly;
- Remove all rubbish from the site particularly the tennis court area and the plant room/service entrance area;
- Secure plant room/service entrance area from public access from the tennis court area where there is evidence of antisocial activity/drinking etc;
- Paint the exterior of the property in a neutral colour as necessary to remove graffiti/derelict appearance.

These works are to be carried out within 2 weeks from the date that this notice comes into effect.

Any representations which you may wish to make to Wexford County Council, in writing, regarding the terms of this notice will be considered by the Local Authority, provided such representations are made within 14 days of the serving of this notice.

This notice will not take effect until the expiration of 14 days from the date of service of same, or where representations have been made to Wexford County Council in accordance with the above, on the date on which the Local Authority notifies the person making such representations that they have considered same.

Signed this 12th day of April 2019

SIGNED: 
FOR COUNTY SECRETARY

WEXFORD COUNTY COUNCIL
CARRICKLAWN
WEXFORD

PLEASE NOTE THE PLANNING TECHNICIAN'S CONTACT DETAILS ARE AS FOLLOWS:

NAME: Seán Kavanagh
TEL: [REDACTED]

By Registered Post & On Site

Notice under Section 11 of The Derelict Sites Act, 1990 served on:

Owner/Occupier,
Great Southern Hotel,
Rosslare,
Co. Wexford

Re: DER2017/007 Former Great Southern Hotel, Rosslare (site as outlined in red on attached map)

Dear Sir/Madam,

Wexford County Council as Local Authority for the functional area of County Wexford, pursuant to Section 11, Subsection 1 of the Derelict Sites Act, 1990 hereby serve notice on you,

Owner/Occupier, Great Southern Hotel, Rosslare, Co. Wexford

the owners of **Former Great Southern Hotel, Rosslare, (site as outlined in red on attached map)**, to carry out the following works forthwith which in the opinion of the Local Authority will prevent the property, **Former Great Southern Hotel, Rosslare** from becoming or continuing to, be derelict within the meaning of the Act:

- Repair/replace any damaged/removed boarding in order to secure the hotel complex;
- Secure the windows and doors to the bungalow adjacent to St. Martins Road and erect 2.4m security fencing to prevent access to the proximity of the building;
- Cut overgrown vegetation from the entire site area and maintain accordingly;
- Remove all rubbish from the site particularly the tennis court area and the plant room/service entrance area;
- Secure plant room/service entrance area from public access from the tennis court area where there is evidence of antisocial activity/drinking etc;
- Paint the exterior of the property in a neutral colour as necessary to remove graffiti/derelict appearance.

These works are to be carried out within 2 weeks from the date that this notice comes into effect.

Any representations which you may wish to make to Wexford County Council, **in writing**, regarding the terms of this notice will be considered by the Local Authority, provided such representations are made within 14 days of the serving of this notice.

This notice will not take effect until the expiration of 14 days from the date of service of same, or where representations have been made to Wexford County Council in accordance with the above, on the date on which the Local Authority notifies the person making such representations that they have considered same.

Signed this ¹⁴2 day of April 2019

SIGNED:

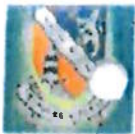

FOR COUNTY SECRETARY

WEXFORD COUNTY COUNCIL
CARRICKLAWN
WEXFORD

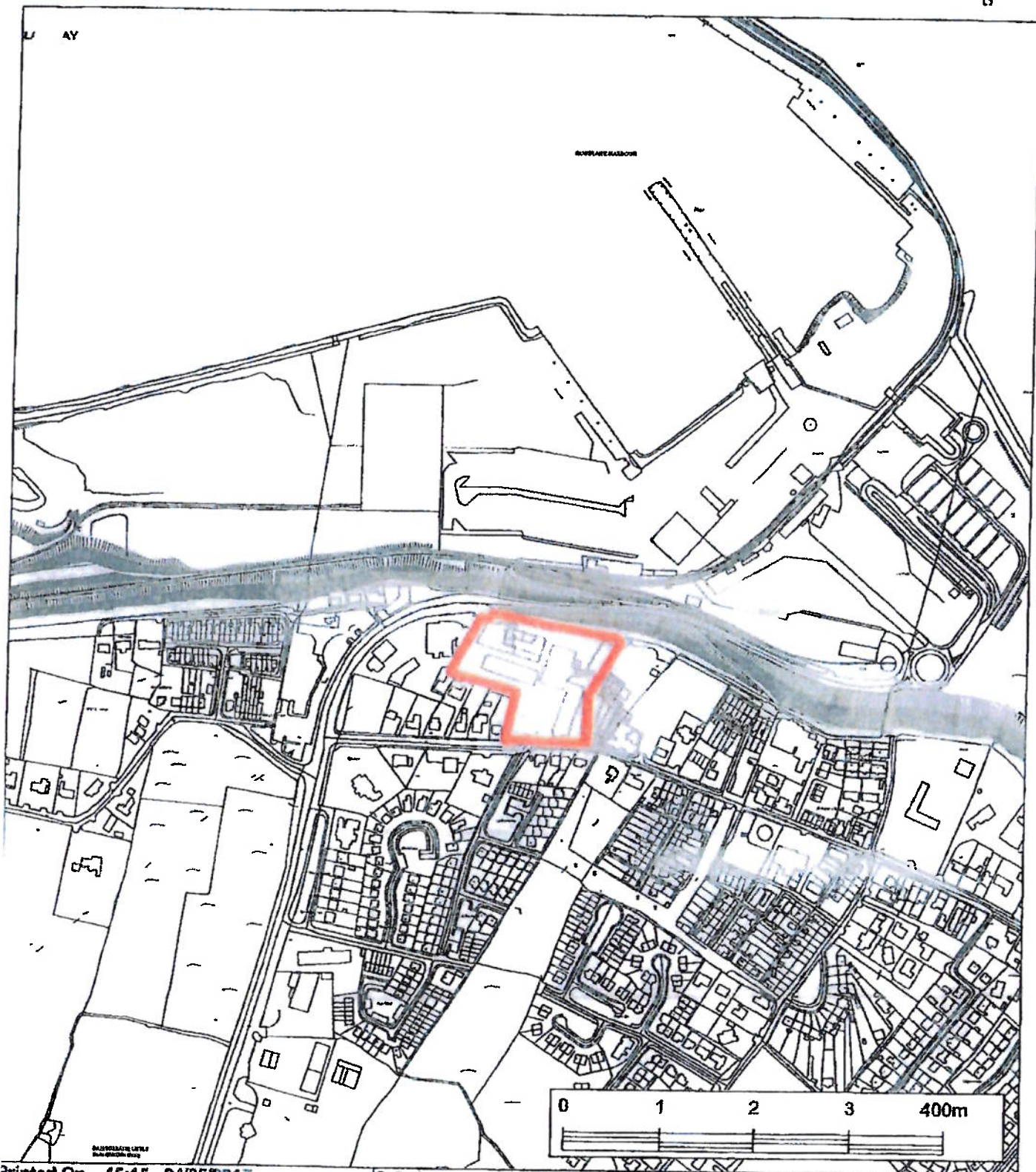
PLEASE NOTE THE PLANNING TECHNICIAN'S CONTACT DETAILS ARE AS FOLLOWS:

NAME: Seán Kavanagh

TEL: 



Planning Department Wexford County Council



Printed On - 15:15 04/05/2017

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Disclaimer: While every care has been taken in the compilation of the information in this map, Wexford County Council will not be held responsible for any loss, damage or inconvenience caused as result of any inaccuracy or error within it.

APPENDIX 6

By Registered Post

Notice under Section 22 (3) of The Derelict Sites Act, 1990 served on:

Domal Developments Limited
The Ward
Newtown Commons
Co. Dublin.

**Re: DER2017/007. The former Great Southern Hotel, Rosslare Harbour,
Co. Wexford.**

Dear Sir,

Wexford County Council as Local Authority for the functional area of County Wexford, pursuant to Section 22, Subsection 3 of the Derelict Sites Act, 1990 hereby serve notice on you, **Domal Developments Limited**, the owner of the former **Great Southern Hotel, Rosslare Harbour, Co. Wexford** having determined the market value of the land described as above in accordance with the provisions of Section 22 (1) of the Derelict Sites Act 1990, hereby give Notice that the valuation which they have placed on the said land is **€550,000** and further **TAKE NOTICE** that you may appeal to the Valuation Tribunal established under Section 2 of the Valuation Act, 1988 against the determination made by the Local Authority within 28 days from the day on which this Notice is received by you.

Signed this 27 day of November, 2020.

SIGNED:



FOR COUNTY SECRETARY

WEXFORD COUNTY COUNCIL
CARRICKLAWN
WEXFORD



APPENDIX 7

By Registered Post & On Site

Notice under Section 3(1) of the Local Government (Sanitary Services) Act, 1964 served on:

The Secretary,
Domal Developments Limited
The Ward
Newtown Commons
Co. Dublin.

Re: Dangerous Structure – DGR2016/018 - The former Great Southern Hotel, Rosslare Harbour, Co. Wexford.

Wexford County Council, as Sanitary Authority for the administrative area of County Wexford, pursuant to Section 3(1), of the Local Government (Sanitary Services) Act, 1964, and on foot of a report by Mark Collins, Executive Engineer, hereby serves notice on you, The Secretary, Domal Developments Limited, the owner of the above structure, The former Great Southern Hotel, Rosslare Harbour, Co. Wexford (site as outlined in red on attached map) to carry out the following works which will, in the opinion of the Local Authority, prevent the structure, **the former Great Southern Hotel, Rosslare Harbour, Co Wexford**, from being a dangerous structure:

- Board up all windows and doors that allow access to the building.
- Replace all wall panels that have been removed to prevent access to the buildings.
- Replace all low fence sections and continue to fence the perimeter to maintain site security.
- Keep the gate locked when not in use, monitor the perimeter and all access points to the buildings

The above works must be completed within 3 weeks of receipt of this Notice.

The Councils Inspector, Mark Collins can be contacted on 053-9166923 or by e-mail at mark.collins@wexfordcoco.ie.

A person who having been served with a Notice under the provisions of the Local Government (Sanitary Services) Act, 1964, does not comply with the terms of the notice shall be guilty of an offence and shall be liable on summary conviction to a fine.

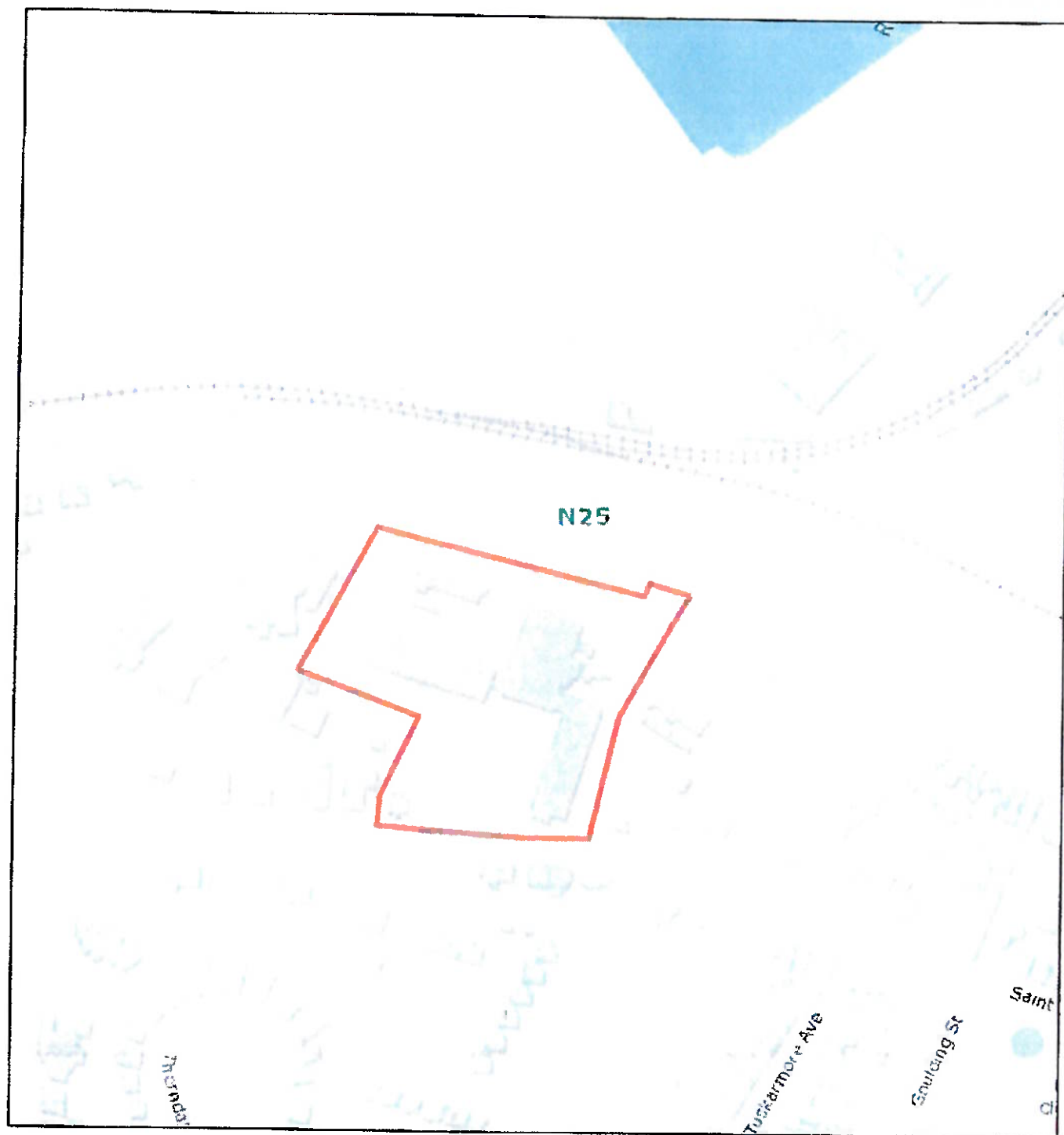
Signed on behalf of the Sanitary Authority:



Tom Banville
Senior Executive Officer
Planning Section

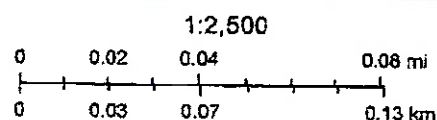
Dated this 9 day of December 2020.

The former Great Southern Hotel, Rosslare Harbour, Co. Wexford.



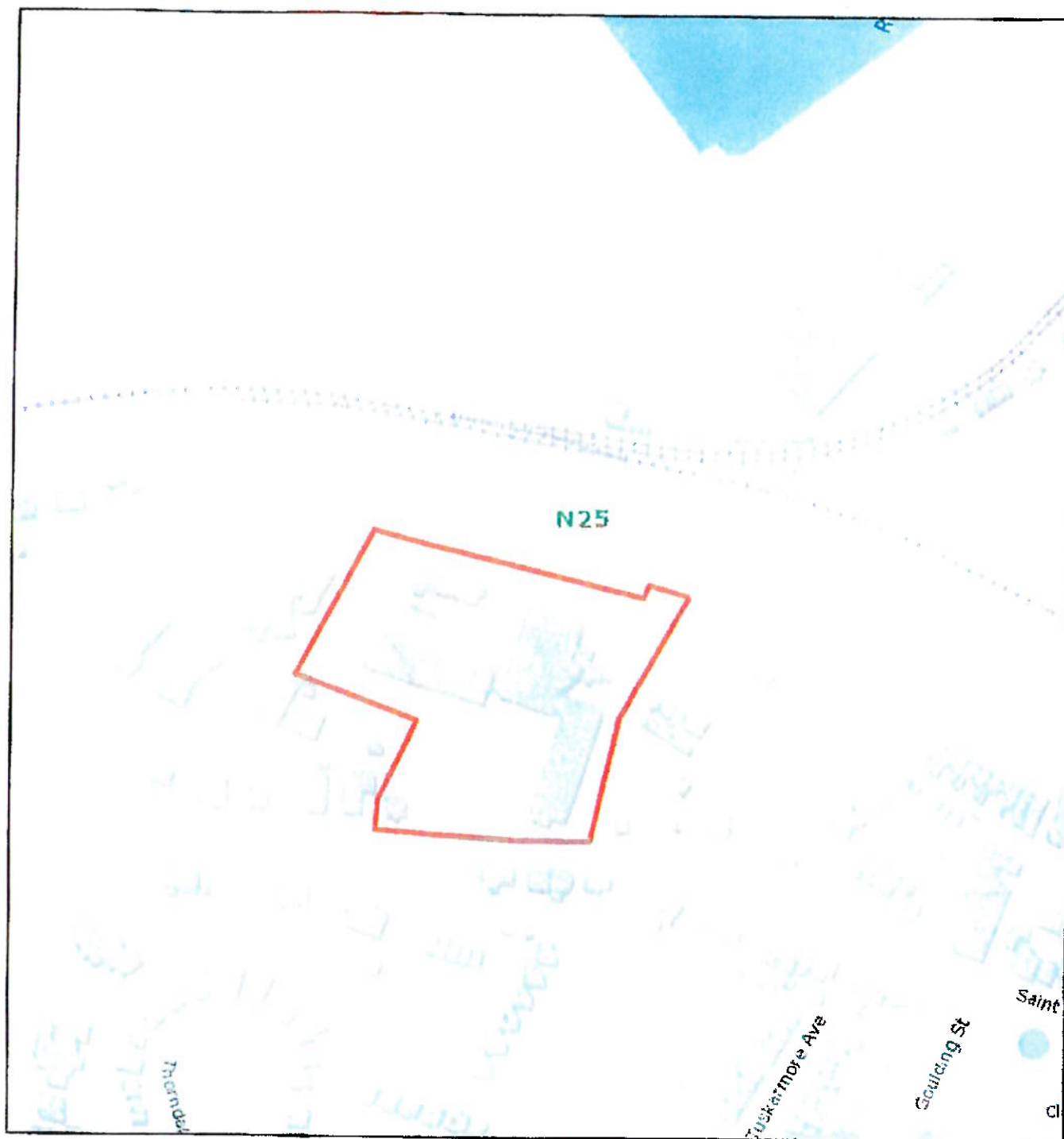
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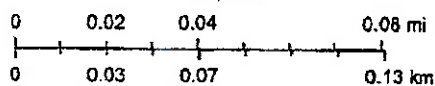
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The former Great Southern Hotel, Rosslare Harbour, Co. Wexford.



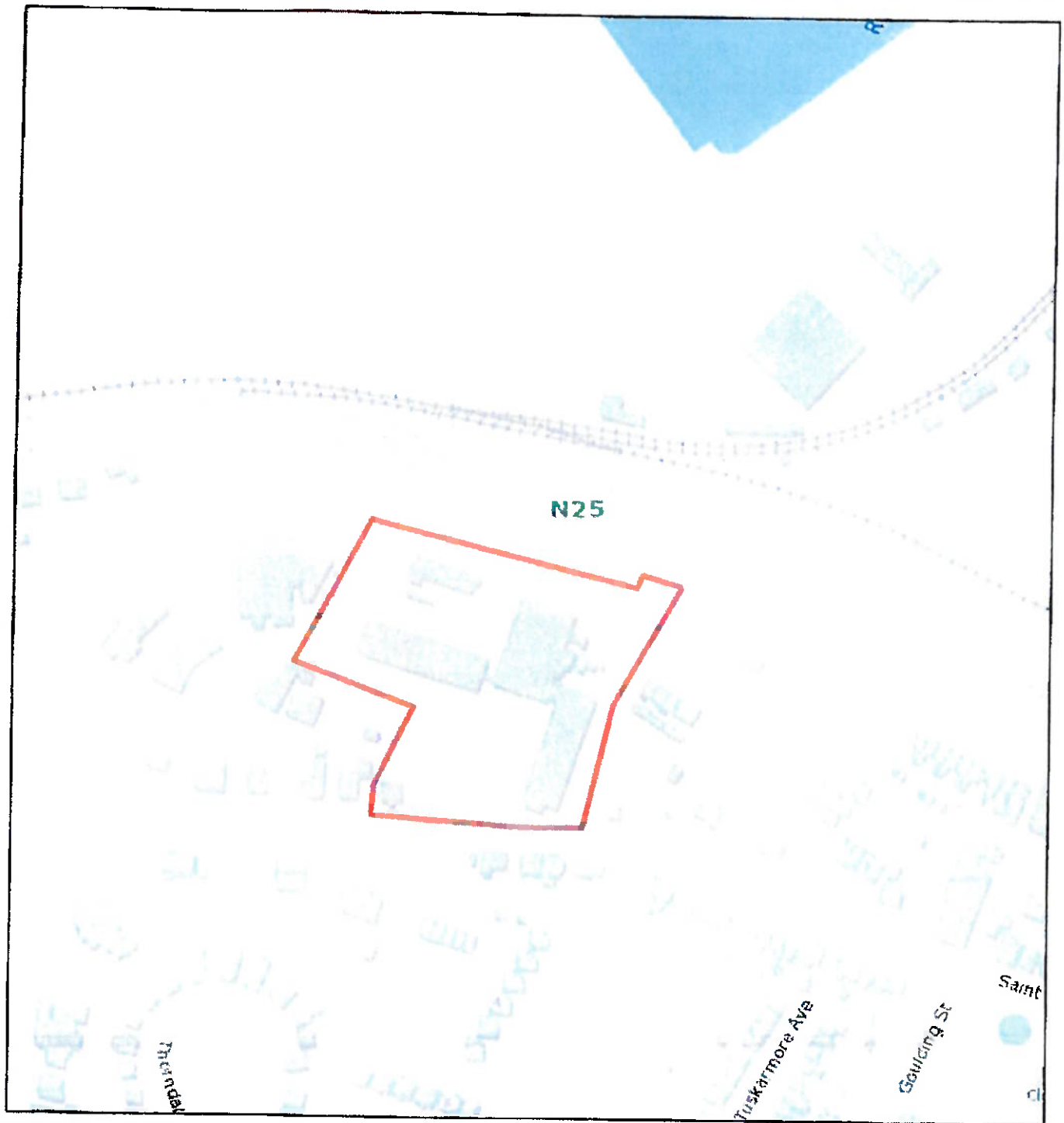
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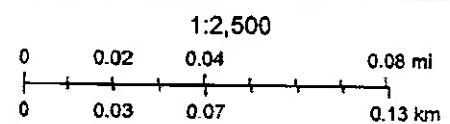
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The former Great Southern Hotel, Rosslare Harbour, Co. Wexford.



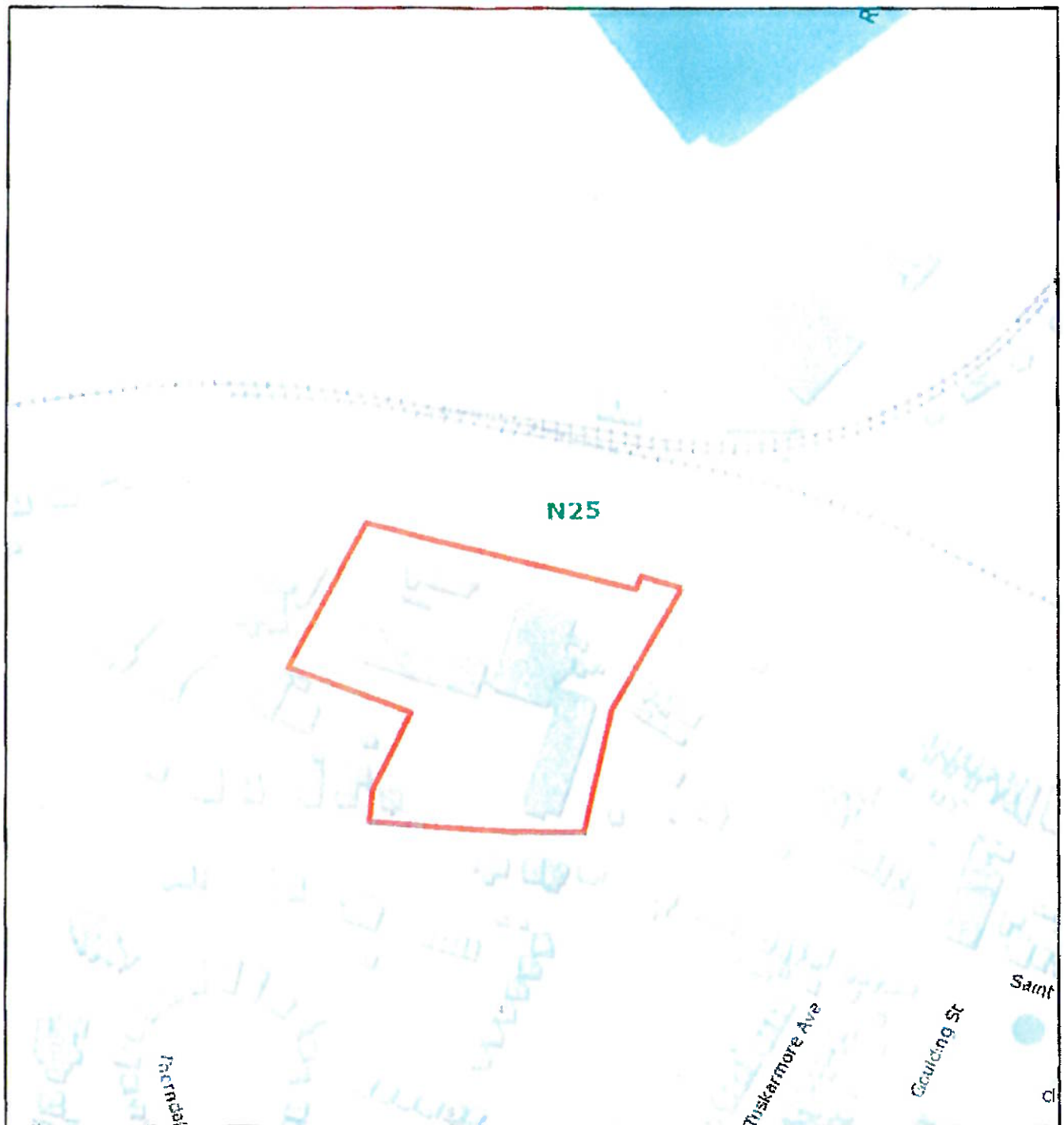
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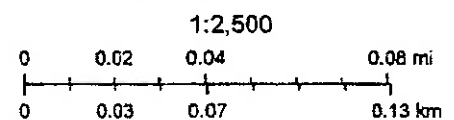
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The former Great Southern Hotel, Rosslare Harbour, Co. Wexford.



25/11/2020 10:00:10

— Override 1



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