



An
Coimisiún
Pleanála

Commission Direction
CD-001352
LV-502095-WX-26

The submissions on this file were considered at a meeting held on 01 October 2026.

The Commission decided to refuse leave to appeal based on the reasons and considerations set out below.

Planning Commissioner:



Emer Maughan

Date:

2nd day of October 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

It is considered that -

- (i) while it has been shown that the development, in respect of which a decision to grant permission has been made, will differ materially from

the development as set out in the application for permission by reason of *condition 2* imposed by the planning authority to which the grant is subject,

(ii) it has not been shown that the imposition of *condition 2* will materially affect the applicant's enjoyment of the land adjoining the land in respect of which it has been decided to grant permission or reduce the value of the land. The Commission considered that the entrance to the proposed development was indicated from Oak Grove in the application documents submitted to the planning authority on 19th May 2026 and the material difference arising from the imposition of condition number 2 relates solely to the removal / cutting back of hedgerow required for sightlines. The Commission noted that Oak Grove Road has been taken in charge by Wexford County Council, and that ownership of the verge is a civil matter to be resolved between the parties, having regard to the provisions of s.34(13) of the 2000 Planning and Development Act.

The Commission considered they do not meet the criteria for leave to appeal as set out under section 37(6) of the Planning and Development Act, as amended, above and on this basis, the Commission decided to refuse leave to appeal.