



An  
Bord  
Pleanála

**Board Order**

**ABP-313910-22M**

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**Planning and Development Acts 2000 to 2022**

**Amendment of Board Order**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20220478**

**DEVELOPMENT CONCERNED:** Permission to construct a seven number dwelling unit housing scheme consisting of the following: (a) four number two-storey two-bedroom terraced dwelling units, (b) three number two-storey three bedroom terraced dwelling units, (c) access to the development over existing scheme roadway as granted under planning reference numbers 20043410 and 2006320, (d) repair and improvement works to the existing access roadway and footpaths upon completion of the works, (e) connection to public services, (f) hard and soft landscaping and boundary treatments, and (g) ancillary works all at Ballinatray Upper, Ardamine, County Wexford.

**WHEREAS** the Board made a decision to grant permission subject to conditions, in relation to the above-mentioned development by Order dated the 16<sup>th</sup> day of January, 2024:

**AND WHEREAS** it has come to the attention of the Board that due to a clerical error a condition in relation to Section 47 of the Planning and Development Act, 2000 as amended, was omitted from the Board Order,

**AND WHEREAS** the Board considered that the correction of the above-mentioned error would not result in a material alteration of the terms of the decision,

**AND WHEREAS** having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the appeal the subject of this amendment,

**NOW THEREFORE** in accordance with section 146A(1) of the Planning and Development Act 2000, as inserted by section 30 of the Planning and Development (Strategic Infrastructure) Act 2006, the Board hereby amends the above-mentioned decision so that condition number 17 of its Order and the reason therefor shall be as follows:

17. Prior to the commencement of any house or duplex unit in the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house or duplex unit), pursuant to Section 47 of the Planning and Development Act 2000, as amended, that restricts all houses and duplex units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

**Reason:** To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

A handwritten signature in blue ink is written over a circular seal. The seal contains the text 'AN BORD PLEANÁLA' around the perimeter and a central logo. A horizontal line is drawn across the bottom of the signature and seal.

**Joe Boland**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this** *25<sup>TH</sup>* **day of** *March* **2024**