

Planning and Development Acts 2000 to 2021

Planning Authority: Wexford County Council

Planning Register Reference Number: 20221690

Application for Leave to Appeal against the decision of the planning authority by Maurice Cronin care of Philip Comerford Architects of 36 Scarlet Row, Dublin having an interest in land adjoining the land in respect of which Wexford County Council decided on the 22nd day of February 2023 to grant subject to conditions permission to Droneo Limited care of Manahan Planners of 38 Dawson Street, Dublin.

Proposed Development:

A Large-scale Residential Development (LRD) comprising of 222 number new dwellings, a six number classroom crèche with associated open space and one number retail unit are proposed on a 7.4 hectare site, at 30 number units per hectare. The residential units will consist of 34 number four-bedroom houses, 126 number three-bedroom houses, six number three-bedroom duplex apartments, 24 number two-bedroom duplex apartments, six number two-bedroom apartments and 26 number one-bedroom apartments. The development includes car and bicycle parking spaces together with proposed new vehicular, pedestrian and cyclist accesses via Regional Road R741 to the east of the site and from Riverside Road to the north, as well as all associated site development works, open spaces, landscaping, boundary treatments, bins storage and service provisions including Electricity Supply Board substations all located at Crosstown, Ardavan, County Wexford.

CM 36

Decision

REFUSE leave to appeal under section 37(6) of the Planning and Development Act 2000, as amended, based on the reasons and considerations set out below.

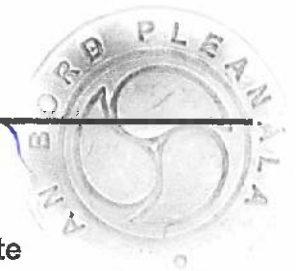
Reasons and Considerations

Having regard to the submissions and documents received in connection with the application for leave to appeal and the condition(s) set out in the planning authority's decision, it is considered that it has not 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 conditions imposed by the planning authority to which the grant is subject.



Chris McGarry

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**



Dated this 5th day of April 2023