

An
Bord
Pleanála

Board Order
ABP-318667-23

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 20231128

Application for Leave to Appeal against the decision of the planning authority by Philip and Paula Stafford of Drinagh House, Drinagh North, Wexford having an interest in land adjoining the land in respect of which Wexford County Council decided on the 14th day of November, 2023 to grant subject to conditions permission to Nolan Warehousing and Logistics Limited care of Bryan McCarthy and Associates of 9A Durand's Court, Parnell Street, Waterford.

Proposed Development: Permission for two number warehouse buildings, Block A and B, consisting of five number warehouse units, one to five in total. Block A consists of two number units, Unit Numbers 1 and 2, with two-storey office accommodation in Unit 1. Block B consists of three number units, Unit Numbers 3, 4 and 5, with two-storey office accommodation in Unit 3. Permission is also sought for all associated site development works including the re-use of excavated material and placement on site, plant room, car parking, bicycle parking, signage and boundary fencing. A Natura Impact Statement accompanies this application, all at Drinagh North, Wexford.

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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

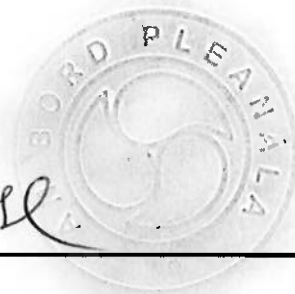
Under section 37(6) of the Planning and Development Act, as amended, the Board may, within four weeks from the receipt of the application, grant the applicant leave to appeal where the applicant shows that:

- (i) 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, and
- (ii) that the imposition of such conditions will materially affect the applicant's enjoyment of the land or reduce the value of the land.

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The applicant for leave to appeal references the potential impact of the development which has been granted permission on their residential amenity. The Board considered that it has not been shown that the development 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. The Board, therefore, decided to refuse the appeal.





Una Crosse

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

Dated this 15th day of January 2024.