



An
Coimisiún
Pleanála

Commission Order
PL-500949M-WX-26

Planning and Development Act 2000, as amended

Amendment of Commission Order

Planning Authority: Wexford County Council

Planning Register Reference Number: 20251629W

Development Concerned: The development will consist of (a) the construction of 99 number mobile home bays with associated decking areas and individual car parking spaces, (b) communal amenity area of approximately 4.3 hectares to the north of the site to include a pond, a multi-use games area, two number tennis courts, two number padel courts, three number service huts, a children's playground area, an amenity looped walk with seating areas and picnic tables, a boardwalk and viewing platforms, (c) a total of 214 number car parking spaces, including 198 number spaces provided for the mobile home bays and 16 number visitor spaces including three number EV charging spaces and one number accessible EV parking space adjacent to the communal amenity area, (d) 32 number bicycle parking spaces (including one number cargo bike stand) located throughout the communal amenity area and (e) new vehicular access to be provided from Fairway Drive. The development will also provide for all associated site service connections and necessary upgrades to infrastructure, nature-based SuDs features, hard and soft landscaping, planting, natural and formal play equipment, internal roads and footpaths, refuse storage area, public lighting, boundary treatments and all

associated site development works, all on a site of approximately 6.68 hectares at Seafield, Ballymoney, County Wexford. The site contains a pumping station (approximately 40.3 square metres) and is generally bounded by residential developments on Fairway Drive and Hillview to the south, by greenfield lands to the east and north with residential developments on Sea Road further north and greenfield lands and residential developments on Hillview Drive to the west. The lands are located within the Seafield Estate.

WHEREAS the Commission made a decision to refuse permission in relation to the above-mentioned appeal by Order dated the 10th day of September, 2026:

AND WHEREAS it has come to the attention of the Commission that, a clerical error occurred in the **Reasons and Considerations** section of the Commission Order, where refusal reason number 2 was duplicated by reason number 3:

AND WHEREAS the Commission considered that the correction of the above-mentioned error by the deletion of the duplicate reason 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 Commission decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the omission the subject of this amendment:

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Commission hereby amends the above-mentioned decision so that reason number 3 to be removed:



Mary Henchy

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this *2nd* day of *October* 2026.