

An  
Coimisiún  
Pleanála

**Direction**  
**ABP-322598-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 03/02/2026.

The Commission decided, as set out in the following draft Order, that

**WHEREAS** by order dated the 06<sup>th</sup> day of April 2017, An Bord Pleanála, under appeal reference number PL 26.247626 granted subject to conditions a permission to Fraser Court Limited care of PD Lane Associates of 1 Church Road, Greystones, Co. Wicklow for development comprising a proposed truck wash bay and surface water recycling system in the manufacturing areas to facilitate re-use of surface water in the concrete manufacturing process and retention of existing yard for the storage of concrete blocks (3,357 hectares) and retention of concrete block manufacturing plant and workshop building together with retention of the relocation of extended/updated ready-mix concrete batching plant, all within the boundaries of the original approved quarry at Coolishal Quarry, Coolishal Upper, Gorey, Co. Wexford:

**AND WHEREAS** condition 16 attached to the said permission required the form and amount of security to secure the satisfactory reinstatement of the site be agreed with the planning authority,

**AND WHEREAS** the developer and the planning authority failed to agree on the above details in compliance with the terms of the said condition and the matter was

referred by the planning authority to An Coimisiún Pleanála on the 20<sup>th</sup> day of May 2025 for determination:

**NOW THEREFORE** An Coimisiún Pleanála, in exercise of the powers conferred on it by section 34(5) of the Planning and Development Act, 2000, as amended, and based on the Reasons and Considerations set out below, hereby determines that a bond amount of €1,588,525 be applied in respect of compliance with condition no. 16 attached to planning permission reference PL 26.247626.

### **Reasons and Considerations**

An Coimisiún Pleanála, in considering this referral, had regard particularly to:

- (a) section 34(5) of the Planning and Development Act 2000, as amended,
- (b) Planning permission Reference PL 26.247626,
- (c) Details submitted in the referral documentation and the response received from Fraser Court Ltd on 23<sup>rd</sup> day of June 2025,
- (d) EPA 'Guidance on assessing and costing environmental liabilities' (2014) and EPA 'Guidance on assessing and costing environmental liabilities: Unit cost rates for verification' (2014), and
- (e) The report and recommendation of the Inspector.

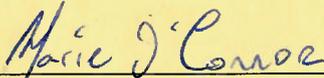
Having regard to the submission by Wexford County Council and the applicants/operators, Fraser Court Limited, it is considered that the bond amount recommended by Wexford County Council has been determined based on a detailed inventory of the site and was calculated based on the methodology recommended under the relevant and appropriate guidelines for assessing and costing environmental liabilities including closure and restoration/aftercare, namely the EPA

'Guidance on assessing and costing environmental liabilities' (2014) and using the rates recommended under the accompanying guidance document, the EPA 'Guidance on assessing and costing environmental liabilities: Unit cost rates for verification' (2014). No alternative basis for the calculation of the bond having been provided by the applicants/operators; therefore it is considered reasonable that the amount put forward by Wexford County Council should be the bond amount to be applied.

**Planning**

**Commissioner:**

**Date:** 04/02/2026

  
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Marie O'Connor