



An
Coimisiún
Pleanála

Commission Direction
CD-000993
PL-501096-WX-26

The submissions on this file and the Inspector's report were considered at a meeting held on 29 July 2026.

The Commission decided, on a majority of 2 to 1, to grant permission, for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:

MaryRose McGovern

Date:

30th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Wexford County Development Plan 2022-2028, including Chapter 6 Economic Development Strategy, Objective ED126 which requires, subject to other criteria, the consideration of an extension to an established commercial enterprise in the open countryside, provided the

resultant scale and form of the enterprise is compatible with the character and scale of the area, and Objective ED97 which seeks to ensure that all buildings are appropriately sited and sympathetic to their surroundings in terms of scale, design, materials and colour, and which encourages the grouping of buildings in the interests of visual amenity, and having regard to the nature and scale of the proposed development on this established commercial site, it is considered that subject to compliance with the conditions specified below, the proposed development would integrate into the receiving landscape, would not have a negative impact on the character of the rural area, and would not seriously injure the amenity of the area or unduly impact the residential amenities of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission agreed that the proposed storage sheds would not give rise to overlooking. Having considered the totality of the information available on the appeal file, the Commission did not however share the opinion of the Inspector that the storage sheds could not be visually integrated into the surrounding landscape, and the Commission was satisfied that the matter of visual integration could be adequately addressed by way of condition. The Commission agreed with the planning authority that there was an obvious need to accommodate a large quantity and area of goods, which are currently stored externally within the existing yard area, and given the established use of the site, and the siting of the proposed storage sheds which would form part of a coherent cluster, the Commission considered it reasonable to permit appropriately designed storage sheds to facilitate the internal storage required, and was satisfied that, subject to compliance with conditions 3 and 4, the visual impact would be mitigated and the

proposed sheds would not unduly impact on the visual amenities of property in the vicinity.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars received by the planning authority on the 19th day of January 2026, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to the commencement of any element of the proposed development, the developer shall carry out and complete the works permitted under planning reference 20251014, to provide for alterations to existing vehicular entrance, and the achievement of required sightlines.

Reason: In the interest of orderly development.

3. Prior to commencement of development, the developer shall submit for the written agreement of the planning authority, details of the materials, colours and textures of all the external finishes to the proposed development which shall include the extension downwards of the cladding to the rear of the 2 proposed sheds, and to the northern side of proposed shed 2, by an additional 3 (three) metres.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

4. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development.

This scheme shall include a double staggered row of a mix of native mature trees and shrubs along the entire western boundary of the site.

No planting shall occur within three metres of any component of the effluent treatment system.

Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

5. The existing remaining yard area shall not be used for the storage of goods, unless otherwise agreed with the planning authority.

Reason: In the interest of orderly development.

6. Opening hours shall be confined to 0800-1730 Monday to Friday, and 0800-1630 on Saturdays.

Reason: To ensure adequate protection of neighbouring amenities

7. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of:

- (i) intended construction practice for the development, including noise management measures, measures to prevent the deposit of dirt and debris on the public road, construction traffic management measures and off-site disposal of construction/demolition waste.
- (ii) Measures to ensure that parking bays and pedestrian access routes are line-marked and distinguishable at all times.

Reason: In the interests of public safety and residential amenity.

8. Site development and building works shall be carried out between the hours of 07.00 and 19.00 Monday to Friday, and 08.00 to 14.00 Saturday, *and not* on Sundays or public holidays, unless otherwise agreed in writing with the planning authority. *[Signature]*

Reason: In the interest of the protection of residential amenity.

9. Any damage to the adjoining roadways/footpaths, as a result of the proposed development shall be made good at the developer's expense, to the satisfaction of the planning authority.

Reason: In the interests of orderly development and environmental protection.

10. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.

Reason: In the interests of orderly development and the visual amenities of the area.

11. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit final details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interests of sustainable drainage.

12. a) The relocated percolation area hereby permitted shall be installed in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.

b) Within three months of relocation of the percolation area, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater treatment system and associated works are constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

Reason: In the interest of public health and to prevent water pollution

13 The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission