



An
Coimisiún
Pleanála

Commission Order
ACP-322598-25

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 20160122

WHEREAS by Order dated the 6th day of April 2017, An Bord Pleanála, under appeal reference number PL 26.247626, granted, subject to conditions, a permission to Fraser Court Limited 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, County Wexford:

AND WHEREAS condition number 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 20th 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 (one million, five hundred and eighty-eight thousand, five hundred and twenty five euro) be applied in respect of compliance with condition number 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 appeal reference number PL 26.247626;
- (c) details submitted in the referral documentation and the response received from Fraser Court Limited on the 23rd 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 has 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.

Marie O'Connor



Marie O'Connor

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

Dated this *09th* day of *February* 2026.