



An  
Coimisiún  
Pleanála

Commission Order  
ACP-322919-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 2024/1620**

**Appeal** by Aidan, Paul and Patrick Kavanagh care of D O'Sullivan Consulting Engineers of Beara House, 11 Cluainin, Gorey, County Wexford against the decision made on the 6<sup>th</sup> day of June, 2025 by Wexford County Council to refuse permission.

**Proposed Development:** Construction of a new agricultural yard to include stables, farmyard manure store, horsewalker, paddock and all ancillary site works, all at Island Upper, Rossminoge, Craanford, Gorey, County Wexford as revised by the further public notices received by the planning authority on the 12<sup>th</sup> day of May, 2025.

## **Decision**

**GRANT** permission for the above proposed development based on the reasons and considerations under and subject to the conditions set out below.

## Reasons and Considerations

Having regard to the nature, scale and location of the proposed development on agricultural lands at the edge of Craanford Village, and the policies of the Wexford County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would fall within an acceptable category of development, as supported by Objective ED129 of the development plan in relation to support for the equine industry in the county as an economic and employment provider, would be appropriate in terms of scale, location and design, would not seriously injure the amenities of adjoining properties, would not be detrimental to public or environmental health, would not result in unacceptable visual or landscape impacts, and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission considered the proposed development represents an agricultural use on agricultural lands in a rural area and is of a nature and scale that is commonly seen in such rural areas and would not result in adverse impact on the landscape. Accordingly, the commission was satisfied that that the proposed development would align with Objective L07 of the development plan. The Commission was also satisfied that the proposed development, by reason of it's nature, scale and type, would not negatively impact on the quality of the environment or character of the rural area or the settlement of Craanford Village. The commission did not concur with the inspector's finding in respect of Objective ED98, noting that the objective does not explicitly require that agricultural buildings be located adjacent to existing farm buildings, particularly in circumstances that apply in this specific case where no such buildings are existing on the agricultural holding. The Commission considered the proposed location acceptable in this context.

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Overall, the Commission was satisfied that the site-specific locational criteria set out under Objective ED98 have been adequately addressed and were met in this case.

## Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 12<sup>th</sup> day of May, 2025, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The use of the site shall be restricted to equine related activities only and shall not be used for any commercial events, public shows, equestrian competitions, riding schools, livery yards, or other commercial uses without a prior grant of planning permission.

**Reason:** To protect the residential and rural amenities of the area.

3. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

4. The proposed development shall comply with any requirements outlined in the Good Agricultural Practice Regulations, including adequate storage requirements for soiled water and manures and spreading of agricultural manures and soiled water on lands.

**Reason:** In the interest of public health.

5. The removal of organic waste material and its spreading on land by the applicant or third parties shall be undertaken in accordance with the systems of regulatory control implemented by the competent authorities in relation to national regulations pursuant to Council Directive 91/676/EEC (the Nitrates Directive) concerning the protection of waters against pollution caused by nitrates from agricultural sources.

**Reason:** In the interest of environmental protection.

6. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services. In this regard:
  - (a) uncontaminated surface water run-off shall be disposed of directly in a sealed system to ground in appropriately sized soakaways,
  - (b) all soiled waters shall be directed to an appropriately sized soiled water storage tank in accordance with the requirements of the European Union (Good Agricultural Practice for the Protection of Waters (Amendment) Regulations 2022, as amended, or to a slatted tank. Drainage details shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development, and

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- (c) all separation distances for potable water supplies as outlined in the European Union (Good Agricultural Practice for the Protection of Waters) (Amendment) Regulations 2022, as amended, shall be strictly adhered to.

**Reason:** In the interest of environmental protection and public health.

7. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the amenities of properties in the vicinity.



8. 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.

*Patricia Calleary*

Patricia Calleary

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

Dated this 30<sup>th</sup> day of October 2025.