

An
Coimisiún
Pleanála

**Commission Order
ACP-323731-25**

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 2025/0861

Appeal by Niamh and Barry Dunne of Church Road, Ballynaglogh, Blackwater, Enniscorthy, County Wexford against the decision made on the 3rd day of September, 2025 by Wexford County Council to grant subject to conditions a permission to John Gray care of Mernagh Whitty Architects of Mullanour, Murntown, County Wexford in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a new main entrance to serve the proposed 12 number fully serviced dwellinghouses together with associated and auxiliary site works (relocation of main entrance previously granted under planning register reference number 2023/0265), all at Ballynaglogh, E.D., Castletalbot, County Wexford.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the location of the site, which is part of a permitted residential development currently at construction stage, the classification of Blackwater as a large village within the Core and Settlement Strategy of the Wexford County Development Plan 2022-2028, and having regard to Objective TS01 of the development plan, which seeks to implement the principles and objectives of the Design Manual for Urban Roads and Streets (2019), and the development management standards set out in the development plan, it is considered that, subject to compliance with the conditions set out below, the design and layout of the revised entrance location and the proposed footpaths and pedestrian crossing would be appropriate to the particular characteristics of the site, would optimise traffic and pedestrian safety and connectivity to the village centre, would integrate appropriately with the established and permitted built environment of the area, would not interfere with the safety and free flow of traffic nor endanger public safety in the vicinity, and would not give rise to adverse impacts upon any European Sites. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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. Apart from any departures specifically authorised by this permission, the proposed development shall comply with the conditions of the parent permission (planning register reference number 2023/0265), unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The entrance and access driveway serving the proposed development, shall comply with the detailed standards of the planning authority for such road works. Final details of the proposed access, the set-back, the join of the access with the adjoining carriageway, surface water management at the access point and where the works adjoin the adjacent bridge structure to the west of the site, public lighting, footpath and pedestrian crossing details and works on the adjoining R744, including speed ramps and access road gradient, shall be submitted for the written agreement of the planning authority prior to commencement of development.

Reason: In the interest of traffic and pedestrian safety.

4. The recommendations as set out in the Road Safety Audit-Stage 1, as submitted to the planning authority on the 11th day of July, 2025 shall be implemented in full. Certification from a suitably qualified Consultant Engineer that all of these works have been completed shall be submitted to the planning authority prior to the occupation of the first dwelling within the proposed development.


Reason: In the interest of traffic and public safety.

5. (a) Within three months of the date of this Order, a landscape masterplan prepared by a suitably qualified professional shall be submitted for the written agreement of the planning authority, details of which shall include the northern boundary treatment comprising a walled site boundary and back planting with a native hedgerow, and all other existing and future boundary treatments. Existing hedgerows, trees and stone wall boundaries shall, where possible, be retained. The landscaping scheme shall be implemented in full within the first planting season following substantial completion of external construction works.
- (b) All planting shall be adequately protected from damage until established. Any plants 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 the interest of residential and visual amenity.

6. 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 property in the vicinity.



MaryRose McGovern

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

Dated this *9th* day of *January* 2026.

