

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 20251074W

Appeal by Neil Lane against the decision made on the 17th day of October, 2025 by Wexford County Council to grant, subject to conditions, a permission to James Casey in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of alterations and modifications to an existing agricultural field access gate (referenced to as entrance gate number 2 which shall be retained for agricultural purposes only). The works have included the erection of precast concrete piers (with an average height of 2.3 metres to 2.5 metres) and precast concrete wing walls (average height of 2 metres to 2.3 metres) with a stone finish to entrance floor and all associated site works at Coolishal Lowr, Gorey, 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

It is considered, subject to compliance with the conditions set out below, development proposed to be retained would not result in the creation of a traffic hazard, would not seriously injure the visual or residential amenities of the area, would not adversely impact upon the local receiving environment nor landscape, would not adversely impact upon water quality and would not give rise to disturbance of protected habitats or species in any European site. The proposed development and development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 development shall be carried out and completed in accordance with the agreed particulars.

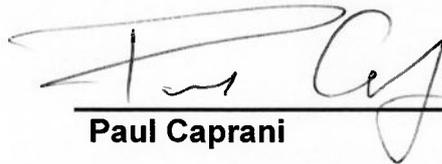
Reason: In the interest of clarity.

2. The use of the access sought to be retained shall be for agricultural purposes only.

Reason: In the interest of clarity.

3. The applicant shall ensure the following in relation to the access to be retained:
- (a) that sightlines will be permanently maintained at the agricultural access point,
 - (b) the adjoining public carriageway shall not be in any way altered,
 - (c) the gradient of the entrance splay area shall not exceed 3%,
 - (d) an interceptor drainage grating shall be provided across the full width of the entrance and piped to a satisfactory outfall. Surface water shall not discharge onto the public road from the appeal site, and
 - (e) the maintenance of all roadside drainage shall be responsibility of the landowner.

Reason: In the interests of traffic safety, environmental protection and surface water management.



Paul Caprani

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *26th* day of *March* 2026