

An
Coimisiún
Pleanála

Commission Order
PL-500885-WX

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

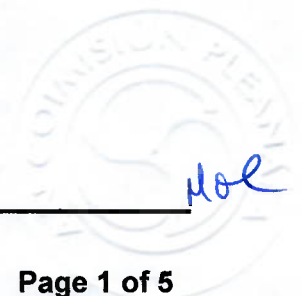
Planning Register Reference Number: 2025/1593W

APPEAL by James Casey against the decision made on the 4th day of February, 2026 by Wexford County Council to refuse permission.

Proposed Development: Construction of an agricultural grain store (total floor area of 2,937 square metres) adjoining to the existing agricultural store, install a new concrete apron, and all associated site works, all at Coolishal Lower, Gorey Rural, County Wexford.

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

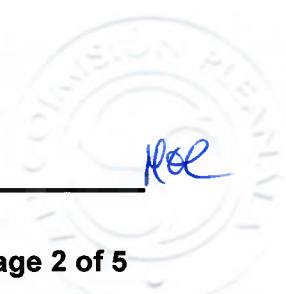
Having regard to the provisions of the Wexford County Development Plan 2022-2028, in particular Section 5.5 (Agricultural Development), Objectives ED91, ED97, and ED101, and the design, scale and layout of the proposed agricultural grain store adjoining to an existing agricultural store and associated with an arable farm enterprise, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide for an appropriate form of development at this location, and 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 agreed with the planning authority that the proposal to underground the power cable could be addressed by condition.

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. The building shall be used for agricultural/horticultural storage and associated purposes only. The building shall not be used for human habitation or any commercial purpose other than a purpose incidental to farming/horticulture whether or not such use might otherwise constitute exempted development.

Reason: In the interest of orderly development and the amenities of the area.

3. All existing over ground cables shall be relocated underground as part of the site development works as outlined on drawing number JC-2025-7-125 received by the planning authority on the 4th day of December, 2025.

Reason: In the interest of clarity.

4. In the event of an accidental spillage of wastewater, fertiliser, fuel, machine oil or any other substance which may threaten the quality of any watercourse or groundwater body, either at construction or operational phase, the planning authority and Inland Fisheries Ireland shall be notified as soon as is practicable. A copy of the clean-up plan shall be submitted to the planning authority.

Reason: In the interest of public health.

5. 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 2025, 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.

(c) All separation distances for potable water supplies as outlined in the European Union (Good Agricultural Practice for the Protection of Waters) (Amendment) Regulations 2025, as amended, shall be strictly adhered to.

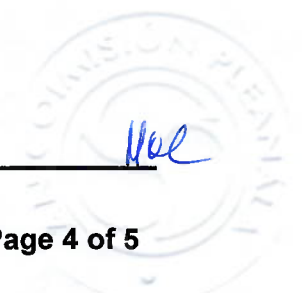
Reason: In the interest of environmental protection and public health.

6. Details of the finishes and construction standards for the proposed agricultural grain store shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of orderly development.

7. The landscaping scheme shown on drawing number JC-2025-7-125, as received by the planning authority on the 4th day of December, 2025, shall be carried out within the first planting season following substantial completion of external construction works. 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.



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.



Marie O'Connor

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



Dated this *26th* day of *June* 2026.