



An
Coimisiún
Pleanála

Inspector's Report PL-500285-WX-25

Development	Permission for the retention of alterations and modifications to an existing agricultural field access gate and all associated site works.
Location	Coolishal, Gorey, Co. Wexford
Planning Authority	Wexford County Council
Planning Authority Reg. Ref.	20251074W
Applicant(s)	James Casey
Type of Application	Permission for retention
Planning Authority Decision	Grant
Type of Appeal	Third Party V Grant
Appellant(s)	Neil Lane
Inspector	Fergal Ó Bric

1.0 Site Location and Description

1.1 The subject site is located in the rural townland of Coolishal Lower, which is located approximately two kilometres south-west of the settlement of Gorey. The site is accessed from a local county road, the L5057, which in turn accesses onto the R772 approximately two hundred and fifty metres south-east of the subject site, a regional route linking Gorey in north County Wexford with the settlement of Ferns.

1.2 The subject site is currently in agricultural use and comprises a number of agricultural fields in pasture which are presently fenced off into paddocks. There were no farm animals grazing the lands on the day of my site inspection. There are no agricultural structures located within this part of the agricultural holding.

1.3 The site has a stated area of 0.04 hectares and comprises the entrance area to an agricultural land holding. This appeal relates to the retention of alterations and modifications to an established agricultural entrance. Ground levels fall from the agricultural field towards the public road in a south-westerly direction.

2.0 Development

2.1 The development comprises the retention of alterations and modifications to an existing agricultural field access gate. The public notices state that the access gate will be retained for agricultural purposes only. The works include the erection of precast concrete piers with an average height of between 2.3 and 2.5 metres, precast concrete wingwall linking the inner and outer piers with an average height of between 2.0 and 2.3 metres with a hardcore finish to the entrance splay area and all associated site works.

2.2 The Planning Authority conducted an Appropriate Assessment (AA) Screening exercise and concluded 'Having regard to the limited extent of the proposed works and the substantial distance to the nearest Natura 2000 sites, no element of the project alone or in combination is likely to give rise to any impacts on the Natural

2000 sites...It is considered that significant impacts can be ruled out and Stage 2 AA is not required'.

2.3 The Coimisiún referred this appeal to the Heritage Council, An Taisce and to the Department of Housing, Local Government and Heritage. No responses were received from any of these prescribed bodies.

3.0 **Planning Authority Decision**

3.1 **Decision**

By order dated 17th day of October 2025, Wexford County Council (WCC) issued notification of the decision to grant permission subject to three standard conditions. The pertinent conditions are as follows:

Condition number 2: The access to be retained shall be for agricultural use only.

Condition number 3: Sightlines shall be maintained at all times, any damage or interference with the roadside drainage shall be made good at the developers expense, the public carriageway shall not be altered in any manner, the access gradient shall not exceed 3% for the first seven metre adjacent to the public carriageway, an interceptor drainage channel shall be provide across the full width of the entrance gates, the maintenance of the roadside drainage shall be the responsibility of the developer, surface water shall be prevented from entering the pubic carriageway.

3.2 **Planning Authority Reports**

3.2.1 On the basis of the planning report, the entrance alterations and modifications were deemed to be acceptable subject to standard conditions as set out within Section 3.1

above. A grant of permission was recommended, which forms the basis of the Planning Authority decision to grant permission.

3.3 Other Technical Reports

Enforcement Section: Enforcement Notice issued on 12th day of June 2025 regarding possible erection of unauthorised gate piers, wingwalls, metal gates and laying of hardcore.

Roads Department: No objections, subject to conditions.

3.4 Prescribed Bodies

Not referred.

3.5 Third Party Submissions

A number of third-party submissions were received by the Planning Authority from neighbouring residents. The issues raised therein relate to the following:

- The entrance is oversized and replaced what was a modest sized agricultural gate.
- The entrance is out of character in this rural setting.
- There are poor sightlines available and it would result in the creation of a traffic hazard.
- The entrance could be used for commercial purposes given its scale and design.
- This parcel of land is already well served with agricultural entrances.
- A roadside hedgerow has been removed and replaced with a walled roadside boundary.
- How is surface water from the site entering the public road and resulting in local flooding to be managed?

4.0 Planning History

On site:

I am not aware of any planning history pertaining to the subject site.

Planning Enforcement:

Reference number-0037-2025-in 2025, an enforcement notice was issued relating to the erection of possible unauthorised pillars, wingwalls, metal gates and the laying of hardcore.

5.0 Policy and Context

5.1 Wexford County Development Plan 2022-2028

The Wexford County Development Plan 2022 -2028 was adopted by the Planning Authority on 13th day of June 2022 and came into effect on the 25th day of July 2022. The relevant sections of the Plan are set out within Volume 1, Chapter 8 and Volume 2, chapters 5 and 6 and Volume 7 in relation to Landscape Character Assessment.

Volume 1: Written Statement

Chapter 8: Transportation Strategy

Section 8.8 Sightlines which require works

The Council will ensure that all developments are served by safe accesses onto public roads in accordance with the standards contained in the Development Management Manual.

Volume 2: Development Management Manual

Section 5: Enterprise and Employment Developments

Section 5.5: Agricultural Developments

‘The Planning Authority will give consideration to the following during the assessment of planning applications:

- It should be demonstrated that there are no suitable redundant buildings on the farm holding to accommodate the proposed development.
- The proposal should not detract from the character and visual amenities of the immediate and surrounding area.
- The proposals should not detract from the residential amenities of properties in the vicinity.
- The traffic movements associated with the proposed development must not give rise to a traffic hazard.

Section 6: Transport and Mobility

Section 6.26 Siting and design of Access/Egress points

'The Planning Authority will only permit the formation of a new, or the material intensification of use of an existing, vehicular access/egress to a public road (including to/from a private laneway) where it has been demonstrated that

- The principle of a new/intensified access point to/from that category of road satisfies the criteria for such as set out in the roads section of Volume 1 Chapter 8 Transportation Strategy.

Volume 7: Landscape Character Assessment

The appeal site is located within the 'lowlands' as per the Landscape Character Assessment. Lowlands are classified as having a low sensitivity rating are 'more robust landscapes which are tolerant to change and have the ability to accommodate development without significant adverse impacts on the character of the landscape'.

Section 7.4 Landscape and Biodiversity

'New developments should have regard to the location of new buildings/extensions relative to planted boundaries. Prior to construction, the applicant shall provide details of adequate measures on site to protect all planting/trees to be retained and this protection shall be maintained throughout the development during the construction period'

5.2 Natural Heritage Designations

The nearest Natura 2000 site to the appeal site boundary is the Slaney River Valley SAC (site code 000781) located approximately 2.13 kilometres north-west of the nearest part of the appeal site boundary.

5.3 Environmental Impact Assessment - Screening

5.3.1 Please see Appendix 1 at the end of this planning report. Having regard to the relatively modest nature of the alterations and modifications to the established agricultural entrance and its location removed from any sensitive locations or features, there is no real likelihood of significant adverse effects on the environment. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

5.4 WFD Screening:

The nearest water body to the appeal site is the River Slaney watercourse which is located approximately 2.13 kilometres north-west of the appeal site.

The development comprises the retention of alterations and modifications to an established agricultural entrance. The detailed development description is set out within Section 2.0 of my report above.

Surface water within the agricultural lands would permeate down through the soils. Surface water within the entrance area would be managed by means of a gully which the Planning Authority have conditioned to be provided (part of condition number 3) across the full width of the entrance area.

I have assessed the planning documentation and have considered the objectives as set out in Article 4 of the Water Framework Directive which seeks to protect and, where necessary, restore surface & ground water bodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the relatively minor nature, scale, and location of the project, I am satisfied that it can be eliminated from further assessment because there

is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

The reason for this conclusion is as follows:

- Having regard to the relatively minor scale and nature of the development.
- The separation distance between the appeal site and the Slaney watercourse,
- The surface water management measures for the entrance area that would be conditioned in the event that a grant of planning permission is being recommended

Conclusion

I conclude that on the basis of objective information, the development will not result in a risk of deterioration on any water body (groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment

6.0 The Appeal

6.1 Grounds of Appeal

The decision of Wexford County Council to grant permission has been appealed by a neighbouring resident. The grounds of appeal include the following:

- The entrance is one of four installed by the applicant without planning permission during 2025 on unzoned agricultural lands at Coolishal Lower, Gorey.
- The applicant currently has nine open enforcement cases with Wexford County Council relating to unauthorised development and breaches of planning.
- Section 35 of the Planning and Development Act 2000 (as amended) provides that permission may be refused where an applicant has failed to comply with previous planning permissions or planning conditions.

- Given the applicants ongoing breaches and Wexford County Councils ongoing acceptance of planning applications from the applicant, this represents a failure of due diligence and is inconsistent with the provisions of the Planning Act.
- The development is out of character in this rural area. Wexford County Council previously instructed the applicant to reinstate the entrance as originally existed indicating that the current entrance format constitutes a commercial style entrance.
- Approximately thirteen metres of hedgerow was removed to accommodate the current entrance. The development links two commercial properties owned by the applicant, a quarry and an unauthorised quarry and has resulted in serious detriment to the local landscape and biodiversity.
- The entrance is located on a narrow local road with steep gradients, poor alignment and limited sightlines of less than 50 metres. The retention of the entrance would enable access for heavy commercial vehicles and would be contrary to the strategic function of the adjacent regional road network.
- Although the public notices state that retention permission is being sought for an agricultural entrance, the scale, design and context would indicate a commercial intent. The applicant owns a number of commercial businesses including quarries, a concrete products facility and a recycling centre.
- The applicant was previously refused planning permission for a similar commercial access under planning reference 20160761 for being contrary to a number of regional roads objectives, traffic safety and sightline requirements.
- The current proposal appears to be an attempt to regularise an unauthorised commercial access.
- Permitting this access would facilitate intensive vehicle movements generating excessive noise, dust and disturbance, eroding the peaceful rural character of the area and adversely impacting the residential amenity and property values of adjoining dwellings.

6.2 Applicant Response

The applicant issued a response to the third-party appeal and set out the following points:

- An agricultural entrance has always existed at this location.
- The works involved the cleaning up of gorse and bushes, the erection of piers and wingwalls and a hardcore area between the wingwalls.
- The completed works make the access safer and more secure for livestock.
- The new entrance allows for a tractor or agricultural machinery to move in off the public carriageway so that traffic can pass by while the field gate is being opened.
- A trailer can be reversed into the new entrance splay for the loading/unloading of livestock rather than moving the livestock on foot along the local road between land holdings.
- The works have taken place to assist the family farm enterprise in this area.

6.3 Planning Authority Response

None received.

6.4 Observations

None received.

7.0 Assessment

7.1 Introduction

7.1.1. The development provides for the retention of alterations and modifications to an established agricultural field access. The applicant has erected four precast concrete piers, two on the intern of the entrance splay and two on the extern of the entrance splay, wingwalls linking the inner and outer piers, a precast concrete wall along the roadside edge and hardcored the splay area of the entrance. The height of the piers and walls varies between 2 and 2.5 metres. There are double powder coated agricultural gates hanging off the inside piers.

7.1.2. Having regard to the planning documentation submitted, and having conducted a site inspection, I consider that the main issues are those raised within the report prepared by the Planning Authority and those raised within the third-party appeal submission.

- Principle of Development
- Access, Traffic and Road Safety
- Other Issues
- Appropriate Assessment.

7.2 Principle of Development

7.2.1. The proposals relate to the retention four precast concrete piers, wingwalls within the entrance splay area linking the inner and outer piers, a precast concrete wall along the roadside edge and hardcore within the splay area of the entrance. The appeal site is located within a rural area, as designated within the current Wexford County Development Plan 2022-2028 and I noted the existence of a number of other agricultural enterprises located in the general vicinity of the appeal site and in the wider rural hinterland. Section 5.5 within Volume 2 of the current WCDP sets out the following in relation to agricultural development: 'The Planning Authority will give consideration to the following during the assessment of planning applications:

- The proposal should not detract from the character and visual amenities of the immediate and surrounding area.
- The proposals should not detract from the residential amenities of properties in the vicinity.
- The traffic movements associated with the proposed development must not give rise to a traffic hazard'.

7.2.2 I have no objection to the retention of the alterations and modifications to an established agricultural entrance in principle, subject to compliance with the appropriate Development Plan standards and demonstration that the development would not have significant adverse effects upon the local environment or landscape or adjacent residential amenities, would not result in the creation of a traffic hazard

nor adversely impact upon any European site(s). These are all matters that will be addressed as part of the assessment below.

7.3 Access, Traffic and Road Safety

7.3.1 The applicant is seeking to retain alterations and modifications as detailed within Section 7.2.1 of this report to an established farm access. Therefore, the principle of an agricultural access field gate at this location is established and is acknowledged by the Planning Authority and the third-party appellant. The public notices state that the use of the entrance is for agricultural purposes only and, therefore, no industrial or commercial traffic would be permitted to use this access. Inside the farm access are agricultural lands that are presently in pasture and have been divided up into paddocks by means of post and wire fencing.

7.3.2 I acknowledge that the construction traffic that would have arisen during the development of the precast concrete walls and piers would have resulted in an increase in traffic levels. However, this would have been temporary in nature and that once constructed, that the agricultural access development would not result in an excessive increase in traffic levels entering/exiting the appeal site nor the agricultural lands, above the traffic levels that were previously generated to/from the appeal site.

7.3.3 The applicant states within his response to the third part appeal submission that the agricultural access would be used by tractors and agricultural plant entering the farm holding. The applicant also states that the new entrance layout as provided for results in the farmer/applicant parking his tractor and/or agricultural plant within the entrance splay area, off the public carriageway when opening/closing the new recessed field gate and that no disruption is caused to passing traffic along the L-5057. Previously, this was not possible and resulted in the tractors and agricultural plant causing delays and blockages on the adjoining local road when opening/closing the field gate. Therefore, I consider that the revised agricultural

access arrangement as constructed represents a safer access for the farmer and for local traffic along the L5057.

7.3.4 I note that the Roads Department within Wexford County Council outlined no objections to the alterations and modifications to the agricultural field entrance, subject to a number of conditions, in relation to maintaining sightlines and implementing roadside drainage measures. I do not consider that the revised field gate access will result in an increased frequency of traffic to or from the farm holding, rather the development provides for an improved and safer splayed entrance arrangement with recessed field gates and overall safety on this farm holding would be improved at this particular location. Sightlines of 65 metres in both directions from a three-metre set back at the existing farm entrance with the public road are illustrated within the Site Layout Plan Plan submitted by the applicant as part of his planning documentation. I refer to Section 5.5 within Volume 2 of the current WCDP where traffic movements are specifically referenced. The requirement for this category of road within a 60 km/h speed zone is for sightlines of 65 metres in both directions. I consider that the applicant has illustrated these sightline standards and that the Roads Department within Wexford County Council accepted the sightlines as submitted on Drawing number DWE-2025-8-14-Site Plan-Gate 2. I consider that the sightlines drawing as submitted by the applicant is considered adequate, given the speed limit along local roads is 60 kilometres per hour (since the 7th day of February 2025) as implemented by the Road Safety Authority (RSA). I am satisfied that the modified and altered agricultural field access gate arrangement is considered acceptable and that road safety would be improved at the location of the upgraded farm entrance where it accesses onto the L5057.

7.3.5 In conclusion, I am conscious of the nature and relatively modest scale of the agricultural farm access development which is the subject of this appeal, and which replaces and established farm access gateway within a rural environment. I consider that the proposals to be acceptable from a traffic safety perspective and would not

adversely impact upon the local road network by reason of health and safety or creation of a traffic hazard.

7.4 Other Issues

Visual impact

7.4.1 The appellant has raised the issue of the adverse visual impact arising from the development of the precast gate piers and walls. The applicant states that the walls are the optimal solution in terms of ensuring that livestock do not gain access to the public road from his land holding. I acknowledge that the precast concrete walls and piers are not the most appropriate materials to be used in a rural context. The appellant states that approximately thirteen metres of hedgerow was removed to provide for the new recessed entrance arrangement. I note that the appeal site is located within an area classified as having a low sensitivity as per the landscape classification where they are described as being 'more robust landscapes which are tolerant to change and have the ability to accommodate development without significant adverse impacts on the character of the landscape'. I also consider that there is an opportunity for the applicant to plant a native hedgerow comprising of beech, whitethorn and or hawthorn, or a mix of all species along the outside (south-west) of the existing walled roadside boundary in order to soften the impact of the development within the local environment. This is a matter that could be addressed by means of a suitable planning condition, in the event that grant of planning permission is being recommended.

Commercial Enterprise

7.4.2 The appellant references that the applicant owns a number of commercial enterprises in this vicinity including quarries, a concrete products facility and a recycling facility. However, in this instance the assessment is based on the matters set out within the public notices, that specifically relates to permission to retain modifications and alterations to an existing agricultural field access gate. The applicant states within his public notices that the use of the access gate will be retained for 'agricultural purposes only'. It is on this basis only that I am conducting

my assessment. Any issues in relation to planning enforcement and other commercial enterprises are matters for the Planning Authority to consider and will not form part of this assessment.

Residential Amenity

7.5.3 The appellant states that the residential amenity of neighbouring residents is adversely impacted by the development works. Given that there was previously an agricultural entrance at this point and the relatively modest frequency of traffic that would be generated at the agricultural entrance, and with the splayed nature of the recessed entrance, allowing agricultural traffic entering/egressing the site to move off the public road, I am of the opinion that the residential amenities of neighbouring residents would not be adversely impacted by the field access gate works and no significant increase in traffic levels entering/egressing the agricultural entrance are anticipated. Therefore, I am satisfied that residential amenities are not adversely impacted by the entrance works.

Property Values

7.5.4 I note the concerns raised in the grounds of appeal in respect of the devaluation of neighbouring property. However, having regard to the assessment and conclusion set out above, I am satisfied that the proposed development would not seriously injure the amenities of the area to such an extent that would adversely affect the value of property in the vicinity.

Planning Enforcement Matters

7.5.5 The appellant raised a number of issues into enforcement cases relating to the applicant currently being investigated by Wexford County council in relation to breaches of planning. One of these relate to the current appeal site and is, therefore, being addressed as part of this appeal. Others relate to separate land holdings belonging to the applicant and these are matters for investigation by the Planning

Authority and are separate to the current appeal. Therefore, I am satisfied that these matters are not for consideration as part of this assessment.

8.0 **Appropriate Assessment**

- 8.1 I have considered the development in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is located approximately 2.13 kilometres south-east of the Slaney River Valley SAC (site code 000781). The development description was set out within Section 2 of the report above. The applicant did not submit an Appropriate Assessment (AA) Screening Report as part of his planning documentation. The PA conducted an AA screening exercise and concluded that 'Having regard to the limited extent of the proposed works and the substantial distance to the nearest Natura 2000 sites, no element of the project alone or in combination is likely to give rise to any impacts on the Natura 2000 sites...It is considered that significant impacts can be ruled out and Stage 2 AA is not required'.
- 8.2 There are no watercourses nor drainage ditches located within the confines of the appeal site. As per the data set out within the OPW flood mapping ww.floodinfo.ie the appeal site and lands are located within Flood Zone C where there is a low risk of flooding. I note that the Planning Authority included a condition as part of their planning decision requiring that a surface water gully be installed across the full width of the entrance and that no surface water be permitted to flow onto the public road from the appeal site. With the inclusion of this condition, I am satisfied that the development would not increase the risk of flooding within the site or on adjacent lands or the public road.
- 8.3 One European site was identified within a 2.5 kilometre radius of the appeal site, as referenced in Section 8.1 above. I consider that this site can be screened out due to the absence of surface water hydrological or ecological pathways from the appeal site to this European site. I am satisfied that the appeal site does not contain any habitat that would be of particular interest in terms of resting or feeding, for the

qualifying interest species associated with the Slaney River Valley SAC European site.

- 8.4 I consider that no foul waste nor foul water would be generated within the entrance area and that surface water from the entrance area would be managed on site through the use of surface water gullies. Therefore, I am satisfied that no adverse impacts on water quality, or the qualifying interest(s) or conservation objective(s) of European sites would arise.
- 8.5 I am satisfied that the implementation of the standard control construction measures including those of surface water management will not result in the entrance development adversely impacting upon surface nor ground water quality within the area. I consider that even in the unlikely event that the standard construction control measures should fail, an indirect hydrological link to the Slaney River Valley SAC represents a weak ecological connection, given the separation distance to the nearest European sites. As such any pollutants from the site that entered the groundwater system during the construction stage, via spillages onto the overlying soils, or via spillages into the surrounding drains, have been subject to dilution and dispersion within the groundwater body, rendering any significant impacts on water quality within the Slaney River Valley SAC unlikely. This conclusion is supported within the Planning Authority's AA screening Report conclusion, specifically referenced in paragraph 8.1 above.
- 8.6 Having considered the nature, scale, and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to the Slaney River Valley SAC or any other European Site. The reason for this conclusion is as follows:
- The relatively modest scale of the development, which relates to the retention of alterations and modifications to an established farm access.
 - The separation distance from the nearest European sites and the absence of hydrological or ecological connectivity to any Natura 2000 site.

- The AA screening exercise conducted by the Planning Authority which concluded that either alone or in combination with other plans or projects, there would be no likely significant effects on any European sites.

8.7 I conclude, that on the basis of objective information, the proposed development would not have a significant effect on any European site either alone or in combination with other plans or projects. Likely significant effects are excluded and, therefore, Appropriate Assessment (Stage 2) under Section 177V of the Planning and Development Act 2000 (as amended) is not required.

9.0 Recommendation

I recommend that permission for retention of alterations and modifications to an existing agricultural field access gate be granted.

10.0 Reasons and Considerations

Having regard to the rural location of the site; the fact that there was an established agricultural access at this point in advance of the existing entrance arrangement, the established farm practices on the holding; the character and pattern of development in the vicinity; and to the provisions within Section 5.5. of the Wexford County Development Plan 2022-2028, in relation to 'facilitating agricultural development at appropriate locations', it is considered, subject to the conditions set out below, that the development would not result in the creation of a traffic hazard nor seriously injure the visual or residential amenities of the area, nor adversely impact upon the local receiving environment nor landscape, nor adversely impact upon water quality nor give rise to disturbance of protected habitats or species in any European site. The development, would, therefore, be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application to the Planning Authority on the 28th day of August 2025, except as may otherwise be required in order to comply

with the following conditions. Where such conditions require points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented 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 Within one month of this grant of planning permission, the developer shall submit written and photographic confirmation prepared by a suitably qualified professional to the Planning Authority in relation to the following matters:

- (i) That sightlines will be permanently maintained at the agricultural access point.
- (ii) The adjoining public carriageway shall not be in any way altered.
- (iii) The gradient of the entrance splay area shall not exceed 3%.
- (iv) 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.
- (v) The maintenance of all roadside drainage shall be responsibility of the landowner.

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

- 4 Within one month of the date of this grant of planning permission the applicant shall submit landscaping details providing for a semi-mature native hedgerow on the outside of the walled roadside boundary. The hedgerow shall comprise of native species including beech, whitethorn and/or blackthorn or a mix of each or other to be agreed in writing with the Planning Authority. This hedgerow shall be planted within the first planting season following this grant of planning

permission. Should any of the hedgerow plants fail, they shall be replaced in the subsequent planting season.

Reason: In the interest of visual amenity.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Fergal Ó Bric
Planning Inspectorate

16th day of March 2026

Appendix 1 - Form 1

EIA Pre-Screening

An Bord Pleanála Case Reference	PL-500285-WX		
Proposed Development Summary	Permission for retention of alterations and modifications to an existing agricultural field access gate.		
Development Address	Coolishal Lower, Gorey, Co. Wexford		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)	Yes	X	
	No		
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes	Tick/or leave blank		
No	Tick or leave blank	The retention of alterations and modifications to an existing agricultural field access gate does not fall within a class of development as per Schedule 5 of the current Planning & Development Regulations.	X
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes	Tick/or leave blank		
No	Tick/or leave blank		X

4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	Tick/or leave blank	Proposals relate to the retention of alterations and modifications to an existing agricultural field access gate	X

5. Has Schedule 7A information been submitted?		
No	Tick/or leave blank	X
Yes		

Inspector: _____

Date: _____