



An
Coimisiún
Pleanála

Inspector's Report

PL-500538-WX-25

Development	Retention of Shed.
Location	Ferns Upper and Newtown (ED Kilbora), Ferns, Co. Wexford.
Planning Authority	Wexford County Council.
Planning Authority Reg. Ref.	20251263W.
Applicant(s)	Paddy Nolan.
Type of Application	Permission for Retention.
Planning Authority Decision	Grant Permission for Retention.
Type of Appeal	Third Party
Appellant(s)	Diarmuid Joyce.
Observer(s)	None on file.
Date of Site Inspection	3 rd April, 2026.
Inspector	Aiden O'Neill.

Table of Contents

1.0	Site Location and Description	3
2.0	Proposed Development	3
3.0	Planning Authority Decision.....	4
4.0	Planning History	6
5.0	Policy Context	7
6.0	EIA Screening	8
7.0	The Appeal	8
8.0	Assessment.....	13
9.0	AA Screening	15
10.0	Water Framework Directive	16
11.0	Recommendation	17
12.0	Reasons and Considerations	17
13.0	Conditions	18
	Appendix 1: Form 1 EIA Pre-Screening	21

1.0 Site Location and Description

- 1.1. The proposed development site is c. 0.3ha in area, is accessed via a shared driveway, and is located in the townlands of Ferns Upper and Newtown (ED Kilbora) to the south-west of the L-5135-1 from which there is an existing access, c.500m to the north-west of Ferns village centre. While semi-rural in nature, it is located within the existing built-up footprint of Ferns.
- 1.2. The site has the benefit of planning permission for an individual dwelling (PA Ref. No. 20180297 as modified under PA Ref. No. 20241126). Agricultural gates define the entrance to the site. A large steel-framed single-storey shed, in use for storage of vintage tractors and a campervan, has been erected at the north-western corner of the site, accessed via an area of hardcore. To the side of the shed is a mobile home, which is furnished and connected to an on site treatment plant. This mobile home is not shown on the Site Layout Plan.
- 1.3. The foundations of the permitted dwelling house are laid, and appear to have been laid for some time, generally in the centre of the site, further south than shown on the Site Layout Plan that accompanies the planning application. A large hole to the south of the foundations has been dug out recently, with the earth stockpiled to the side. CCTV cameras have been installed on poles at the entrance to the site and adjacent to the shed.

2.0 Proposed Development

- 2.1. The proposed development consists of the retention of the large steel-framed single-storey shed, c. 153.62m² in area, c. 5.473m ridge height (c. 4.2m to parapet height), with concrete walls with green Kingspan cladding, 2no. roller shutter doors and metal security door, and rear external dog run with part concrete boundary wall. The shed is located to the north-west of the site generally in the location of the permitted domestic garage shown on the Site Layout Plan that accompanies the planning application, but is of a larger footprint than the permitted garage, and is orientated in a north-south direction and faces east.
- 2.2. The application includes photos of a campervan and tractors that are stored in the shed to be retained. These were in situ on the day of the site visit.

- 2.3. A landscaping plan relating to the permitted dwelling has been included with the application, which shows the existing panelled wall along the northern boundary reinforced with a native hedgerow, and an area of native woodland to the south-west and east of the site. An archaeological assessment report, also relating to the permitted dwelling, has been included having regard to the close proximity to the north of a recorded archaeological monument which is a children's burial ground.

3.0 Planning Authority Decision

3.1. Decision

Wexford County Council granted planning permission on 26th November, 2025, subject to 6no. conditions.

3.1.1. Conditions

Of the 6no. conditions, the following are of note:

2. The Developer shall pay to Wexford County Council a contribution in respect of works, consisting of the provision or improvement of public roads in the functional area of the Planning Authority. The contribution shall be payable within 2 months of the date of the final grant of permission and the amount shall be as stated in Appendix 1 of this document.

REASON: In accordance with the Development Contribution Scheme as provided for under the Planning and Development Acts 2000 (as amended).

3. The Developer shall pay to Wexford County Council a contribution in respect of works, consisting of the provision or improvement of community facilities in the functional area of the Planning Authority. The contribution shall be payable within 2 months of the date of the final grant of permission and the amount shall be as stated in Appendix 1 of this document.

REASON: In accordance with the Development Contribution Scheme as provided for under the Planning and Development Acts 2000 (as amended).

6. The shed shall not be used for human habitation or for commercial purposes or for any purposes other than for purposes incidental to the enjoyment of the house.

REASON: In the interests of residential amenity and the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The Executive Planner's report dated 20th November, 2025 notes the following:

- As noted per the previous refusal (PA Ref. No. 20241082), the shed is not in accordance with domestic garage standards.
- Where such sheds for hobbies such as vintage tractors, the advice has consistently been to clearly state this within public notices and include evidence that the use is for a hobby and not a commercial use.
- Based on the information submitted with the application (photos of tractors and a campervan, as well as a letter from the Irish Motor Caravanners Club), the planner is satisfied that the use is for a hobby and that the storage requirements for same are larger than that outlined for domestic garage and on that basis the shed to be retained is acceptable.
- The site is not unduly obtrusive and the siting of the shed at the rear is such that neighbouring amenity is not affected.
- The design and siting of the shed for hobby storage use is considered acceptable.

The planner's report is the basis for the Planning Authority's decision to grant planning permission.

3.2.2. Other Technical Reports

- The Roads Inspection Report stamped 21st October, 2025 comments that there is no habitable dwelling on site. As such the use of the steel framed shed is not currently ancillary to any dwelling. Evidence provided in relation to use by applicant for storage of vintage machinery & camper van. A temporary permission is also suggested. However, the report recommends a grant of permission subject to conditions.

- A Memo to the Enforcement Officer stamped 15th October, 2025 notes that Enforcement Case 0167-2024 refers in relation to a possible unauthorised structure, a large shed.

3.3. **Prescribed Bodies**

None on file.

3.4. **Third Party Observations**

There is 1no. observation on file from the appellant, stating that he is an adjoining landowner who shares the same entrance to this site, and asks the Planning Authority to take into account the planning context of the site and the shared access arrangement to ensure his property interests are protected.

4.0 **Planning History**

4.1. The following history pertains to the proposed development site.

PA Ref. No. 20241082: permission refused on 24th October, 2024 for the retention of and permission for completion of existing domestic garage that will be used for storing campervan and vintage tractors for 1no. reason as follows:

1. The structure located to the rear of the unfinished dwelling on site, is in excess of normal requirements of a domestic garage by virtue of its overall scale and industrial type design and would be at variance with the development design standards set out in Section 3.2 of Volume 2 of the Wexford County Development Plan 2022-2028 which requires that 'domestic garages/stores are limited to a maximum floor area of 80 sqm and a maximum height of 5m'. In the absence of a sufficient justification for a structure of this scale at this location, the proposed development would be contrary to the proper planning and sustainable development of the area.

PA Ref. No. 20241126: permission granted on 12th March, 2025 to change the design of dwelling house previously granted under planning register no. 20180297.

PA Ref. No. 20221278: permission refused on 16th November, 2022 for a change of dwelling design (20180297) to log cabin for 1no. reason as follows:

1. It is the policy of the Council to ensure that developments are appropriately designed and sited preserve the rural character and visual amenities of the surrounding urban area. The proposed log cabin by reason of its form, design and characteristics of an alpine dwelling is considered out of character with the village setting. The proposed development would likely result in a negative impact on the visual amenities and character of this area. The proposed development is therefore considered contrary to the proper planning and sustainable development of the rural area.

PA Ref. No. 20180297: Permission granted on 5th September, 2018 to erect a dwellinghouse with services and domestic garage.

PA Ref. 0167-2024: Live enforcement file in relation to a possible unauthorised structure, a large shed. The Warning Letter was issued on 11th July, 2024.

5.0 Policy Context

5.1. Development Plan

The provisions of the Wexford County Development Plan 2022-2028 refer.

Ferns is identified as a Level 3a Service Settlement in Table 3-2 of the Core Strategy in Volume 1 of the Plan, Such settlements are defined as important service settlements for their local communities and their wider rural hinterlands. Ferns is identified as having the potential for tourism related development in particular.

Volume 2 of the Plan sets out the development management standards. Section 3.2 sets out the standards with respect to domestic garages/stores, as follows:

- The development of a domestic garage/store for use ancillary to the enjoyment of a dwelling house will be considered subject to compliance with the following standards:
 - The domestic garage/store shall be single storey only, shall have a maximum floor area of 80m² and a maximum ridge height of 5m.
 - In urban areas, domestic garages and stores will be assessed on the scale of the space around the dwelling and any impact on neighbouring properties.

- The design and external finishes of the domestic garage/store shall be in keeping with that of the dwelling house.
- The domestic garage/store shall only be used for purposes ancillary to the enjoyment of the dwelling house.

The Planning Authority may consider exceptions to these criteria having regard to the need for the development and the location and characteristics of the subject site.

5.2. **Relevant National or Regional Policy / Ministerial Guidelines**

N/A

5.3. **Natural Heritage Designations**

The proposed development site is c. 2km to the west of the Slaney River Valley SAC (Site Code: 000781); c. 4.5km to the east of the Slaney River Valley pNHA (Side Code: 000781); and c 4.7km to the east of the Slaney River Valley SAC (Side Code: 000781).

6.0 **EIA Screening**

- 6.1 The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended. No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix 1 of report.

7.0 **The Appeal**

7.1. **Grounds of Appeal**

The Third Party appeal sets out the following grounds:

- **Absence of Material Change:** The Planning Authority previously refused retention of this structure (PA. Ref. No. 20241082) on grounds of it being contrary to Section 3.2 of Volume 2 of the Wexford County Development Plan 2022-2028. The current application does not introduce any material physical change to the structure. The difference includes a re-description from “domestic

garage” to “shed”, and reference to correspondence of motor club membership, which does not address the substantive policy conflict in the previous refusal, nor does it provide sufficient planning justification for a structure of this scale and form at this location.

- **Inconsistency with Development Plan Standards:** The structure remains materially in excess of the Development Plan standards for domestic outbuildings and retains an industrial character at odds with its setting. The Planner states on page 4 of the previously refused proposal, PA Ref. No. 20241082 that "Apart from a picture of a campervan pulled into the shed and a picture of some old tractors at a different location, no evidence to justify a shed of this scale has been submitted". Page 5 of the current application form under PA Ref. No. 20251263W states “Garage for Storage”, which does not provide effective grounds for future compliance monitoring. The lack of specificity fails the planning test. The decision conflicts with the requirement for consistent application of the policy of the Plan.
- **Uncertainty and Enforceability of Conditions:** Condition 6 restricts use of the shed to purposes incidental to the enjoyment of the house. However, there is no house on the site to which such a condition can meaningfully attach. This raises serious questions as to the practical enforceability. Furthermore, given the scale of the structure, its services, and the broader site context, a prohibition on commercial use may be difficult to enforce in practice.
- **Planning Context, Cumulative Development, and Precedent:** Since the earlier refusal, additional development has occurred on the site, including the placement of a mobile home and the erection of security cameras on high poles mounted close to the shared entrance and throughout the application site. These elements form part of the overall planning context and reinforce the concern that the scale and nature of the development exceed what is appropriate or justified under the Development Plan. The structure continued to be significantly developed following engagement with Planning Enforcement in July 2024 and after refusal in October 2024.
- **Impact on Adjoining Property and Shared Access:** the appellant raises concerns about the long-term implications of retaining a large, unauthorised structure of

this nature on neighbouring amenity, access, perceived value of his home and future family dwellings.

- A refusal of permission is recommended.
- The appeal is accompanied by photos of the evolution of the proposed development site from 12th June, 2024.

7.2. Applicant Response in the case of a 3rd Party Appeal

- The applicant's response prepared by BPS Planning & Development Consultants dated 16th January, 2026 sets out the following points:
 - Areas of the original planning objection and the submitted appeal infer that the appeal represents and/or their views and opinions are shared by others. In this regard the appellant's locus standi relies wholly on their observer and appellant status. They cannot claim to or infer that they represent others.
 - Relevant case law is cited in respect of third parties challenging expert reports without themselves providing their own expert. No expert evidence is provided.
 - In relation to the absence of material change, the applicant makes the following points:
 - The appeal infers that the Planning Authority has not considered the previous refusal, however the Planning Authority has properly considered the previous refusal.
 - The appellant previously successfully argued that the Planning Authority should change its mind on material matters pertaining to the appellant's previously refused proposals for a new dwelling and garage to the south of the proposed development site.
 - There was little indication in the appellant's original objection that the proposed development should be disregarded in principle.
 - The Planning Authority's report clearly sets out why it changed its mind. The Planning Authority is satisfied that the use is for a hobby

and that the storage requirements for same are larger than that outlined for a domestic garage.

- It is argued that the shed is a storage shed and not a domestic garage, and that this is stated in the public notices.
 - Evidence has been supplied to confirm that the shed is used for hobby storage and not commercial use. A condition has been attached to restrict the use.
 - The shed does not adversely affect the appellant.
- In relation to the inconsistency with the Development Plan, the applicant makes the following points:
 - The Plan does not preclude the granting of any structure where it is justified and does not unduly impact on the area
 - The shed will not be and cannot be used for commercial purposes.
 - In relation to uncertainty and enforceability with conditions, the applicant makes the following points:
 - It is argued that the permitted dwelling house does not prevent the development of part of the site for a shed.
 - Condition 6, which is a standard condition, as attached by the Planning Authority restricts the use of the shed to purposes incidental to the enjoyment of the house, which is under construction.
 - In relation to planning context, cumulative development and precedent, the applicant notes as follows:
 - The mobile home is permitted under Class 16 and/or 17 of the Planning and Development Regulations, 2001 as amended as it is required for the construction period. Permission is also not required to instal temporary CCTV cameras.
 - The planning application seeks to address the matters pertaining to the enforcement case.

- In relation to impact on adjoining property and shared access, the shed will have no adverse impact on the appellant.
- The response to the appeal includes a photograph of a handwritten note by the applicant. This states that the site previously had big sheds which were replaced by the current shed. The hedge between the appellant's site and the proposed development site will ensure no interference. The applicant has requested to meet the appellant, but this was declined.
- There is also a photograph of a note from the appellant to the applicant, stating that the appellant has accepted the assurance from the applicant that the shed will be for domestic use to store a campervan and vintage tractors.
- There are also 2no. photographs of the exterior and interior of the shed.
- The appeal response also includes 2no. letters of support from neighbours.

7.3. Planning Authority Response

- The report from Wexford County Council dated 12th January, 2026 makes the following points:
 - The Planning Authority is satisfied that the structure does not unduly impact neighbouring residential amenity, does not devalue property and does not pose an undue visual impact.
 - The shed is not for commercial use, but for hobby use.
 - Normal Plan policy with respect to domestic garages can be set aside for a demonstrable hobby use with greater height and floor area.
 - The condition attached is sufficient to enable enforceable action, or any future potential commercial use.
 - The residential use on site is authorised.
 - The outcome of the assessment of the appeal will determine the course of action to be taken with respect to the current enforcement file.

7.4. **Observations**

- None on file.

7.5. **Further Responses**

- N/A

8.0 **Assessment**

8.1. Having examined all the application and appeal documentation on file, and having regard to relevant policy, I consider that main issues which require consideration in this appeal are those raised in the grounds of appeal.

8.2. I note the case law references in the applicant's response to the appeal to locus standi and the matter of challenging expert reports. I propose to take these matters as read in the preparation of this report.

8.3. The main appeal issues are, therefore, as follows:

- Compliance with the Plan.
- Impact on adjoining amenities, including devaluation of property

8.4. Compliance with the Plan

8.4.1 Permission is sought for the retention of a shed that is used for storing campervan and vintage tractors at Ferns Upper and Newtown (ED Kilbora), Ferns, Co. Wexford.

8.4.2 Permission for the retention of the shed (then referred to as a domestic garage) was previously refused by the Planning Authority under PA Ref. No. 20241082 on the basis of its overall scale and industrial type design, which would be at variance with the standards set out in Section 3.2 of Volume 2 of the Wexford County Development Plan 2022-2028.

8.4.3 As raised in the appeal, the planner noted in the previously refused proposal, PA Ref. No. 20241082 that, apart from a picture of a campervan pulled into the shed and a picture of some old tractors at a different location, no evidence to justify a domestic garage of this scale has been submitted.

8.4.4 In the proposal now before the Commission on appeal, the applicant has renamed the proposal as the retention of a shed and has provided photos of a campervan and

tractors that are stored in the shed to be retained. Letters of support from 2no. neighbours are included, as well as a letter from the Irish Motor Caravanners Club, which note the applicant's role within the organisation.

- 8.4.5 The appellant has pointed out that there is no material change to the previously refused proposal; that the applicant has not provided sufficient planning justification for a structure of this scale and form at this location; and that the development to be retained is not in compliance with the provisions of Section 3.2 of Volume 2 of the Plan. The appellant has also noted that the current proposal to be retained is described in the application form as a garage for storage.
- 8.4.6 While it is noted that the Executive Planner has confirmed in his report that the shed to be retained does not comply with the standards set out in Section 3.2 of Volume 2 of the Plan for a domestic garage/store, the Executive Planner goes on to state that where such sheds for hobbies such as vintage tractors, the advice has consistently been to clearly state this within public notices and include evidence that the use is for a hobby and not a commercial use.
- 8.4.7 While there is no reference in the public notices in the current application to the storage of a campervan and vintage tractors in the shed to be retained, evidence, to include photos of tractors and a campervan, as well as a letter from the Irish Motor Caravanners Club, has been provided to support the hobby use of the shed.
- 8.4.8 As pointed out by the applicant, the Planning Authority accepted that the information submitted with the application - in relation to the storing of a campervan and vintage tractors - was considered sufficient to justify permission, noting that the storage requirements for these items are larger than that for domestic garage. In this respect, and while I note that there is no specific reference in the Plan that the provisions of Section 3.2 can be set aside where the intended structure is to be used for hobby purposes, I also note that Section 3.2 of the Plan enables the Planning Authority to consider exceptions to the criteria for domestic garages/sheds having regard to the need for the development and the location and characteristics of the subject site. The applicant proposes to store large items that support his hobby interests in the shed to be retained on a site in his ownership that has the benefit of planning permission for a dwelling for his use. The dwelling is under construction on the site, and the shed will be

incidental to the enjoyment of this dwelling. In this context, a grant of permission is recommended to the Commission.

8.4.9 It is further noted that the Planning Authority attached condition no. 6 to restrict the use of the shed for any purposes other than for purposes incidental to the enjoyment of the house. In this context, it is noted that there is a live permission for a dwelling at the site, and foundations have been constructed. I would concur with this condition to regulate the use of the shed, in the interests of the proper planning and sustainable development of the area, and recommend attachment of a similar condition by the Commission, in the event of a grant of permission.

8.4.10 In addition, it is also considered appropriate to link the ancillary use of the structure to be retained to the principal residential use of the site, as permitted under PA Ref. No. 20180297 as modified under PA Ref. No. 20241126, to ensure that it is not separated therefrom.

8.5 Impact on adjoining amenities, including devaluation of property

8.5.1 The appellant argues that the shed to be retained will negatively impact his amenities and devalue his property.

8.5.2 Having regard to the nature, scale and location of the proposed development as ancillary to the permitted dwelling, under construction, and the proposed landscaping, as well as the recommended attachment of condition no. 6, restricting the use of the shed, and while it is noted that the shed is larger in scale and footprint than a domestic garage/store, it is not so large in its context to warrant a refusal of permission on residential and visual amenity impact grounds. It is considered that the shed to be retained will have any significant negative impact on the amenities of the area, including those of the appellant, nor will it devalue his property in this context. I concur with the Planning Authority's comments on same in its response dated 12th January, 2026 to the appeal in this respect.

9.0 AA Screening

9.1. I have considered the retention of the retention of a shed at Ferns Upper and Newtown (ED Kilbora), Ferns, Co. Wexford in light of the requirements S177U of the Planning and Development Act 2000 as amended.

- 9.2 The proposed development site is c. 2km west of the Slaney River Valley SAC (Site Code: 000781), and c. 4.7k m east of the Slaney River Valley SAC (Site Code: 000781).
- 9.3 The proposed development comprises the retention of a shed at Ferns Upper and Newtown (ED Kilbora), Ferns, Co. Wexford.
- 9.4 No nature conservation concerns were raised in the planning appeal.
- 9.5 In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on the Slaney River Valley SAC (Site Code: 000781) in view of the conservation objectives of this site and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- The modest scale of the works and the nature of the development
- Location - distance from nearest European site and lack of connections

- 9.6 Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.
- 9.7 I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.
- 9.8 Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 **Water Framework Directive**

- 10.1 The proposed development site is located to the north-west of Ferns, within the development boundary. The nearest relevant water body is the Bann, code IE_SE_12B010900, c. 0.420km to the southwest, the status of which is 'At Risk'.

10.2 The proposed development comprises the retention of a shed at Ferns Upper and Newtown (ED Kilbora), Ferns, Co. Wexford.

10.3 No water deterioration concerns were raised in the planning appeal. I have assessed the proposed development of the retention of a shed at Ferns Upper and Newtown (ED Kilbora), Ferns, Co. Wexford, and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. 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 any surface and/or groundwater water bodies either qualitatively or quantitatively.

10.4 The reason for this conclusion is as follows:

- The nature and scale of the development proposed.
- Distance from the nearest relevant water body, and the lack of hydrological connections.

10.5 Conclusion

I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, 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

11.0 Recommendation

11.1. I recommend that permission for the development to be retained is granted for the following reasons and considerations.

12.0 Reasons and Considerations

Having regard to the provisions of Section 3.2 of Volume 2 of the Wexford County Development Plan 2022-2028, and to the planning history of the site, it is considered

that, subject to compliance with the conditions set out before, the proposed development to be retained will not be seriously injurious to existing residential amenities, and will not have an adverse impact upon the character of the area. It is considered that the proposed development is in the interests of the proper planning and sustainable development of the area.

13.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 6th day of October, 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The use of the subject structure to be retained shall not be used for human habitation or for commercial purposes or for any purposes other than storage for hobby use ancillary to the residential use of the site previously permitted under PA Ref. No. 20180297, as modified under PA Ref. No. 20241126, as specified in the planning application.

Reason: In the interests of residential amenity and the proper planning and sustainable development of the area.

3. Drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. The landscaping scheme shown on drawing number REF: 4524-PNLP, as submitted to the planning authority on the 6th day of October, 2025 shall be carried out within 12 months of the date of this Order. 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.

5. 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 Bord 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.

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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Aiden O'Neill

Aiden O'Neill
Planning Inspector

14th April, 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-500538-WX-25
Proposed Development Summary	Retention of a shed
Development Address	Ferns Upper and Newtown (ED Kilbora), Ferns, Co. Wexford
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q.2.
	<input type="checkbox"/> No, No further action required.
<p>(For the purposes of the Directive, "Project" means:</p> <ul style="list-style-type: none"> - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources) 	
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	

<p>3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?</p>	
<p><input checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994.</p> <p>No Screening required.</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p>EIA is Mandatory. No Screening Required</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p>Preliminary examination required. (Form 2)</p> <p>OR</p> <p>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</p>	
<p>4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</p>	
<p>Yes <input type="checkbox"/></p>	
<p>No <input type="checkbox"/></p>	

Ad onull

Inspector: _____

Date: 14th April, 2026