

John & Eimear Gray
Ballina Upper
Blackwater
Co. Wexford

An Bord Pleanála
64 Marlborough Street
Dublin 1

Case Reference: ABP-306762-20

Planning Authority Reference: EXD0793

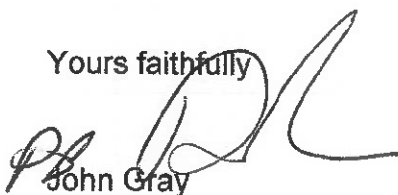
Dear Rory Kelledy

Please see our response to the 4 x points raised in the Peter Thompson Planning Solutions report and documents dated 27th February 2020.

1. The only works carried out was the maintenance and clearing work at the entrance road as this is the only access point to the fields and the houses (x2) behind. I only cleared overgrowth to the roadway which was used for 50years previously, the road is clearly visible on maps dating back to the 1800's, see Geohive Mapping. Following the clearance of over growth we increased the thickness of the road surface through adding additional stone to make the road usable for our essential access needs. The maximum width of this road is 4m -5m. We did not think clearing the road and making it driveable was not allowed, we were again carrying out maintenance.
2. The infilling of the sand pit / marl hole was on safety grounds, it was filled with sub soil and top soil obtained from a bank in the same field-unearthed material. The sand pit / marl hole is visible on maps dated 1913 as a sand pit, a manmade item not a natural feature.
3. Existing house was never derelict, it was a functioning building, the electricity was always on and is indeed is still connected.
4. See point 1 above.

Wexford County Council considered this work as exempted development as noted on page 2 of Peter Thompson Planning Solutions report dated 27th February 2020.

Yours faithfully


John Gray

