



An
Coimisiún
Pleanála

Commission Direction
CD-000797
PL-500886-WX-26

The submissions on this file and the Inspector's report were considered at a meeting held on 25 June 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:

Marie O'Connor

Date:

30th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to section 7.2 (Protected Structures) of the Wexford County Development Plan, 2022-2028 Objective BH11 and Chapter 18 (Improving Access), section 18.2.1 (Entering the Building), section 18.2.3 (External ramps, lifts and steps) and section 18.2.7 (regrading the external ground level) of the

Architectural Heritage Guidelines 2011, the Commission considered that the applicant had failed to provide sufficient evidence that improved access to the building could not be satisfied by exploring alternative access solutions such as via the principal entrance which would preserve the special qualities of the protected structure. The Commission were not satisfied that the applicant demonstrated that the proposed vehicular access would not seriously detract from the character and setting of the protected structure and from the character of the adjoining protected structures along the street and therefore considered it would be contrary to Objective BH06 of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission concurred with the submission from the Development Applications Unit of the Department of Housing, Local Government and Heritage that the submitted Conservation Report does not adequately address other options for facilitating the applicants specific needs particularly by providing access via the principal entrance and use of on-street parking.