



An
Coimisiún
Pleanála

Commission Direction
CD-000939
PL-501086-WX-26

The submissions on this file and the Inspector's report were considered at a meeting held on 21 July 2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:



Emer Maughan

Date:

23rd day of July 2026

DRAFT WORDING FOR ORDER

Bay Tree Cottage is a Protected Structure, WCC0900, listed within Volume 5 Record of Protected Structures, of the Wexford County Development Plan 2022-2028. Having regard to the provisions of the development plan as contained in Volume 1 Written Statement, and the requirements of the Architectural Heritage Protection-Guidelines for Planning Authorities, issued by the Department of Arts, Heritage and the Gaeltacht; it is considered that the removal of the existing thatched roof and replacement with a natural slate roof would have a significant

negative and detrimental impact on the building's special character and would materially affect the protected structure. Furthermore, the development as proposed would contravene Objective BH09 (Built Heritage Objectives) of the development plan which seeks to protect, maintain and enhance the established character and setting of vernacular buildings which are worthy of protection or have architectural heritage value and which seeks to encourage the re-use and sensitive refurbishment of vernacular buildings using appropriate design and materials having regard to best practice conservation guidelines. The development would therefore be contrary to the proper planning and sustainable development of the area.