



An  
Bord  
Pleanála

## Board Order ABP-319046-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 2023/1386**

**Appeal** by Maeve Dunne care of Glen Campbell of 2 Saint Mary's Road, Ballsbridge, Dublin against the decision made on the 17<sup>th</sup> day of January, 2024 by Wexford County Council to refuse permission.

**Proposed Development:** Change of roof finish from thatch to natural slate roof finish at 3 Ard na Ba, Kilmore Quay, County Wexford.

### **Decision**

**GRANT** permission for the above proposed development based on the reasons and considerations under and subject to the condition set out below.

## Reasons and Considerations

Having regard to the information submitted with the planning application and the appeal, and the nature of the proposed development, the Board noted that the application site was not a heritage or vernacular structure and considered that, subject to compliance with the condition set out below, the proposed development would not seriously injure the pattern of development and visual amenities of the area, would not be out of character with roof patterns within the village or in the immediate vicinity and, on balance, could be justified in terms of its impact on the adjoining property by virtue of a clearly separating bargeboard between the subject and immediately adjoining dwelling. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board did not consider that the proposed development contravened any policies of the Wexford County Development Plan 2022-2028, including section 13.4.8 (Vernacular Buildings) and Built Heritage Objective BHO9.

## Condition

The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the planning application.

**Reason:** In the interest of clarity.



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Joe Boland

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this 13<sup>TH</sup> day of September 2024.