



An
Coimisiún
Pleanála

Commission Order
PL-500886-WX-26

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 20251606W

Appeal by Jim McGee and Betty Ahern against the decision made on the 6th day of February, 2026 by Wexford County Council to refuse permission for the proposed development.

Proposed Development: Permission for the proposed erection of alterations and extensions to an existing dwelling house (Protected Structure WBC0016/ NIAH15500016) consisting of (a) new gate incorporated into the existing railing to provide accessible vehicular access, and (b) provision of level platform to give accessible level access to two number existing doors serving the existing dwelling, together with associated and auxiliary site works, all at 1 Glena Terrace, Spawell Road, Townparks, Wexford, County Wexford.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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 (re-grading 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 was 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.

Marie O'Connor

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Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this *01st* day of *July* 2026.