



An
Coimisiún
Pleanála

**Commission Order
PL-501086-WX-26**

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 20260055W

Appeal by John Nolan and Aedamar O'Loughlin against the decision made on the 13th day of March 2026 by Wexford County Council to refuse permission for the proposed development.

Proposed Development: The development will consist of replacement of the existing non-original reed-thatched roof with a natural slate roof to the existing dwellinghouse (Protected Structure – Record of Protected Structures Reference Number WCC0900) known as Bay Tree Cottage, together with all associated works. The proposed development will not alter the existing roof pitch, ridge height, roof form, dormer windows, chimneys, external walls, openings, or overall scale and character of the structure, all at Bay Tree Cottage, Bolaboy Mor, Ballaghkeen, Enniscorthy, County Wexford.

Decision

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

Reasons and Considerations

Bay Tree Cottage is a Protected Structure (Record of Protected Structures Reference Number 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.



Emer Maughan

Planning Commissioner of An Coimisiún

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

Dated this 24th day of July 2026