

An
Bord
Pleanála

Board Direction
BD-012140-23
ABP-312593-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/05/2023.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

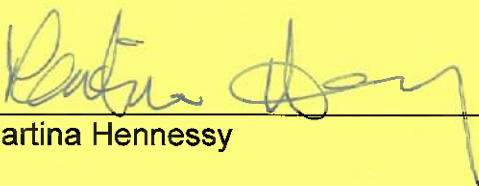
Having regard to the location of the site within Bunclody town centre, its zoning for town centre purposes within the Wexford County Development Plan 2022 – 2028, the planning history of the site and the established use on the site, it is considered that, subject to conditions, the proposal would be appropriate within the town centre of Bunclody and compatible with the visual and residential amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 1. | The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the drawings |
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	<p>received by the planning authority on the 26th of November 2021 except as may otherwise be required in order to comply with the following conditions.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Prior to the commencement of development, the developer shall submit revised drawings for written agreement of the planning authority which omit the proposed frosted strip from the windows and doors which front onto Main Street.</p> <p>Reason: In the interest of the visual amenities of the area.</p>
3.	<p>This permission is for change of former shop into a common/internet room associated with the guest lodge. Notwithstanding exempted development regulations, the room shall not be used for any other purpose other than a use permitted by a separate grant of planning permission.</p> <p>Reason: In the interests of clarity.</p>
4.	<p>All waste materials generated on site shall be segregated and stored in a proper manner to prevent any occurrence of contamination.</p> <p>Reason: In the interests of environmental and public health.</p>
5.	<p>Save for the amendments hereby permitted, the development shall otherwise comply with the terms and conditions of Reg. Ref 20170952 (ABP Ref: PL26.249362).</p> <p>Reason: In the interests of clarity.</p>

Board Member



 Martina Hennessy

Date: 12/05/2023