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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 2021/1485**

**Appeal** by Peter Thomson of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 22<sup>nd</sup> day of December, 2021 by Wexford County Council to grant subject to conditions a permission to Charles Meyler and Thomas Byrne care of Aidan Nolan Planning and Design of Asquinton, Enniscorthy, County Wexford in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Extend guest lodge into former shop to provide a common room, internet room and toilet for guests at Clody Lodge Guesthouse, Newtownbarry, Bunclody, County Wexford.

**Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## 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 compliance with the conditions set out below, the proposed development would be appropriate within the town centre of Bunclody and would be compatible with the visual and residential amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 26<sup>th</sup> day of November, 2021, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

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

2. Prior to commencement of development, the developer shall submit revised drawings for the written agreement of the planning authority which omit the proposed frosted strip from the windows and doors which front onto Main Street.

**Reason:** In the interest of the visual amenities of the area.

3. This permission is for the change of former shop into a common/internet room associated with the guest lodge. Notwithstanding the 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.



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

4. All waste materials generated on site shall be segregated and stored in a proper manner to prevent any occurrence of contamination.

**Reason:** In the interest of environmental and public health.

5. Save for the amendments hereby permitted, the proposed development shall otherwise comply with the terms and conditions of planning register reference number 2017/0952 (An Bord Pleanála reference number PL 26.249362).

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



**Martina Hennessy**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *2nd* day of *June* 2023.