

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 20241248

APPEAL by Eddie Morrissey care of Ian Doyle of Woodleigh, Cornwall, Killurin, Enniscorthy, County Wexford against the decision made on the 29th day of November, 2024 by Wexford County Council to refuse permission for the proposed development.


Proposed Development: Permission for change of use from commercial use (permission granted in 2011 under planning register reference number 2011/0277) to residential use and for the installation of a staircase and balcony to the rear elevation on the first floor, and new windows and door to the rear elevation on the first floor. This application may also be considered by the County Council under the Planning and Development (Amendment) (No 2) Regulations 2918 (S.I. No. 30 of 2018) - providing an exemption for a period of time, for the change of use, and related works, of vacant commercial premises for residential purposes, all at Ryland Road, Bunclody, County Wexford.

Decision

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

Reasons and Considerations

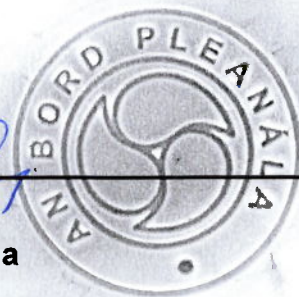
It is considered that the proposed development of a residential unit on land that is zoned 'commercial' in the Bunclody Settlement Plan as part of the Wexford County Development Plan 2022-2028 would be contrary to the zoning matrix table as contained therein, where residential use is specified as not permitted in such zoned areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 4 day of April 2025.