



An
Bord
Pleanála

Inspector's Report

ABP-312593-22

Development	Extension of guest lodge to provide common/internet room and toilet.
Location	Main Street, Newtownbarry, Bunclody, Co. Wexford.
Planning Authority	Wexford County Council
Planning Authority Reg. Ref.	20211485
Applicant(s)	Charles Meyler and Thomas Byrne.
Type of Application	Permission.
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellant(s)	Peter Thompson.
Observer(s)	None.
Date of Site Inspection	23 rd of November 2022.
Inspector	Stephanie Farrington

1.0 Site Location and Description

1.1. The appeal site is located on the northern side of Main Street in Bunclody town. The site comprises a 3-storey semi-detached building primarily in use as Clody Lodge Guest Lodge. The application documentation outlines that this unit was previously in use as a shop. A narrow public lane extends along the side of the building which provides access to the guest lodge. The application relates to the ground floor of the property fronting Main Street is currently vacant.

2.0 Proposed Development

2.1. The proposed development seeks permission to extend the guest lodge into the former shop unit at ground floor level to provide a common room, internet room and toilet for guests as illustrated within Drawing no. 2 "Ground Floor Plan". The total floor area of the proposed works is 74 sq.m.

2.2. The Elevation and Section Drawing, Drawing no. 3 illustrates the provision of a frosted strip in on the windows and doors which front onto Main Street for privacy reasons.

3.0 Planning Authority Decision

3.1. Decision

Wexford County Council issued a notification of decision to grant permission for the proposed development subject to 4 no. conditions.

The following conditions are of note:

- Condition no. 3: All conditions pertaining to the parent grant of planning permission 20170952 (ABP Ref: PL26.249362) apply to the additional floor area subject of this change of use application.

Reason: To ensure effective control of the entire building/application site.

- Condition no. 4: This permission is for the change of use of former shop into common room (for the provision of internet and toilet). 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 by the Planning Authority or appeal to An Bord Pleanala.

Reason: In the interests of clarity.

3.2. Planning Authority Reports

3.2.1. Planning Reports

Initial Planner's Report (26/11/2021)

The initial planner's report recommends a request for further information in relation to clarification of site boundaries and points raised within the report from the Council's Environment Section. The following provides a summary of the key points raised:

- There would be no residential amenity impacts resultant of change of use of part of ground floor facing onto/leading onto front elevation/entrance from Main Street.
- The report presents a summary and response to the issues raised within the observation on the application. It is stated that non-compliance with ABP Ref: PL26.249362 cannot be addressed as part of the current application. The reference to inaccuracies within the application drawings can be clarified by means of a request for further information.
- It is not possible to address the alleged loss of residential amenity as detailed within the observation on the application by way of the current application as the application relates to a different area of the building/site.

Planner's Report (17/12/12)

The planner's report prepared in respect of the applicants FI response outlines that the further information received has adequately addressed all points raised relating to the proposed storage tank, pumping chamber, the provision of an appropriate grease trap and clarification of site boundaries.

The report recommends a grant of permission subject to conditions.

3.2.2. Other Technical Reports

Roads Report (04/11/21)

- No objection.

Environment Section (14/10/2021)

- Recommends a request for further information in relation to the following: (1) submit details of any remedial action and mitigation measures to be taken in the event of an accidental release of foul effluent from the proposed storage tank and pumping chamber into the River Clody (2) specifications for the proposed grease trap.

Environment Section (6/12/2021)

- Recommends a grant of permission subject to conditions.

3.3. Prescribed Bodies

None.

3.4. Third Party Observations

3.4.1. A third-party observation was received in respect of the application from Peter Thompson Planning Solutions. The following provides a summary of the points raised:

- Non-compliance with Condition 2 (g) and Condition 2 (h) of ABP Ref: PL26.249362.
- The observation identifies outstanding works to the building required to regularise the entire building and outlines that the granting of the current proposal would be premature pending the works being completed.
- The observation refers to errors on the application drawings in terms of illustration of the rear site boundary and extension of the application site to the banks of the River Clody.
- It is requested that no works or change of use should be permitted until the applicants are in full compliance with all relevant conditions attached to An Bord Pleanála Ref: PL26.249362.

4.0 Planning History

The appeal site has an extensive planning history. The following provides a summary of key applications.

- PA Ref: 20181394: Permission granted for the erection of advertising signage at Clody Lodge in January 2019.
- PA Ref: 20170592, ABP Ref. PL26.249362: Permission granted by ABP in February 2018 for retention of a 11 no. bedrooms guest house with all associated site works. Condition no. 2 attached to the permission is of relevance to the subject appeal:

Condition no. 2

The proposed remedial works shall be amended and augmented as follows:

- (g) the landing window in the rear elevation at second floor level, and large window in the rear elevation at ground floor level (serving the main foyer) shall be provided with manufactured opaque/frosted glazing, and
 - (h) the landing window in the rear elevation at first floor level, which gives access to the flat roof, shall be replaced by a window with a cill level not less than 1.1 metres above the finished floor level of the internal floor level at this location. This window shall be provided with manufactured opaque/fronted glazing.
- PA Ref: 20160225, ABP Ref. PL 26.246619: Permission refused by An Bord Pleanála in September 2016 for development comprising of retention of cafe and two guest bedrooms at ground floor, two guest bedrooms and plant room at basement level and external alterations. Permission was refused for the development for 5 no. reasons including the following:
 - impact on residential amenity of adjoining properties,
 - impact on visual amenity on adjoining properties and the designated ACA,
 - encroachment on the public realm of the existing historical laneway at Tully's Lane,

- impact on the Slaney River Valley Special Area of Conservation (European Site Code 000781) and
 - plans and particulars of the development proposed to be retained inadequately describe the development and differ materially from the development on site.
- PA Reg. Ref. 20101100 – Permission granted by Wexford County Council in May 2011 for change of use of 3-storey building from butchers' shop with residential overhead to guest house and construction of a 3-storey over basement extension at rear and alterations to existing building.
 - PA Ref. 2009/1056 – Permission refused in February 2010 for conversion/extension of property to a 20 bedroom guest house with basement coffee shop and riverside terrace and 2 shop units fronting Main St. Reasons for refusal were:
 - Adverse impact on property to east due to size, massing and location of 3-storey over basement rear extension;
 - Inadequate information regarding sewerage and flood risk;
 - Potential adverse impact on the Slaney River Valley cSAC;
 - Inadequate proposals for storm-water discharge.
 - P.A. Ref. 2008/2478 – Planning permission refused in December 2008 for 25 no. guest rooms, a coffee shop and 2 no. shops for 3 no. reasons. The first reason related to the excessive scale, bulk, height and layout which it was considered would give rise to overlooking and an adverse impact on the adjoining properties. The other two reasons related to inadequacies in the existing and proposed services (water supply and sewerage).
 - P.A. Reg. Ref. 2006/0033 – Planning permission granted in March 2006 for a 3-storey extension to rear, alterations to main building and change of use from residential to butcher's shop on GF with basement storage, office accommodation overhead and an apartment at second floor level.

- PA Ref: 992629 – Permission granted in September 1999 for change of use of part ground floor from residential to office use and construction of 2 storey extension to the rear.

Enforcement History

The planner's report which informs the decision of WCC to grant permission for the development includes details of the enforcement history pertaining to the site as summarised below:

- 0037/2018 – possible non-compliance with ABP PL26.249362.
- 0142/2016 – possible unauthorised development in relation to ABP PL26.24936.
- 0118/2015 – possible unauthorised gabion basket used as riverside embankment- case closed.
- 0009/2014: possible unauthorised works on the River Clody- case closed.

5.0 Policy Context

5.1. Development Plan

Wexford County Development Plan 2022-2028

- 5.1.1. The site is located within the administrative boundary of Wexford County Council. At the time of the assessment of the application, the Wexford County Development Plan 2013-2019 was the operative development plan for the area. The application was assessed by Wexford County Council in accordance with the policies and objectives of this plan.
- 5.1.2. The Wexford County Development Plan 2022-2028 was adopted on the 13th of June 2022 and the Plan came into effect on the 25th of July 2022. I have assessed the proposal in accordance with the provisions of the operative development plan.
- 5.1.3. Bunclody Town is designated as a Level 3(a) Service Settlement in the Core Strategy Settlement Hierarchy. Level 3(a) settlements are important service settlements for their local communities and their wider rural hinterlands.

Settlement Plan and Specific Objectives

5.1.4. Volume 3 of the Development Plan sets out a Settlement Plan and Specific Objectives for Bunclody. The Development Strategy for the town is set out in Section 1.4. This outlines that:

“The aim of the Council for Bunclody Town is: “To create and sustain a vibrant settlement with a strong sense of place, an attractive public realm, a mix of uses and a high-quality residential environment while maximising to the fullest potential the role of Bunclody as a strategic service and employment centre and develop its tourism and leisure potential related to its cultural heritage”.

Zoning

5.1.5. The appeal site is zoned for town centre purposes with an objective: *“To provide for an attractive, vibrant town centre which maximises the use of lands and encourages a mix of residential, retail, commercial and civic uses.’ The purpose of this zoning is to enhance the vitality and viability of the town centre through the development of under-utilised and brownfield sites and by encouraging a mix of uses to make the town centre an attractive place to visit, shop and live in”.* Hotel and hostel are listed as uses which are “permitted in principle” under this zoning objective.

Designations

5.1.6. The appeal site is located within Bunclody Town Centre which is designated as an Architectural Conservation Area (ACA) as identified in Figure B-2. The following objectives are of relevance:

- Objective BH-05: *“To protect our Architectural Heritage in the form of the Record of Protected Structures (RPS) and identify important groups of buildings / localities suitable for designation as Architectural Conservation Areas (ACAs). Wexford County Council will also endeavour to undertake monitoring and review of the RPS and ACAs which may result in recommendations for additions or deletions and enlist measures to prevent dereliction and to support re-use of built heritage”.*
- Objective ACA01: *“To protect and enhance the character of the designated Architectural Conservation Areas in Wexford, Enniscorthy, New Ross, Gorey and Bunclody, including the views and prospects to and from these areas”.*

Relevant Objectives

5.1.7. The following Urban Design and Public Realm Strategy Objectives are of relevance:

- *Objective B24: To seek to formally adopt the proposed Architectural Conservation Area as mapped in Figure B-2 and detailed in Volume 6 Architectural Conservation Areas.*
- *Objective B6: To ensure that all new developments employ a high standard of urban design, layout and finish and require sensitive and high-quality architectural design for infill and brownfield developments in the town centre. The design and layout of any new development should be respectful of the area's context, streetscape and setting (including the status as a ACA), should provide for a strong and active street edge and sense of enclosure and should comply with the key principles and design approaches outlined in Volume 1 Chapter 5 Design and Place-making in Towns and Villages.*

5.1.8. The following Retail and Commercial objectives are of relevance:

- *Objective B25: To control the provision of non-retail uses at ground floor level within the town centre. Ground floor units are required to address the street and add to the vibrancy and vitality of the streetscape. New development should avoid the development of blank frontages and incorporate a mix of uses vertically and horizontally.*
- *Objective B26: To prevent the loss of retail/commercial services along the Main Street/The Mall and Market Square through redevelopment or change of use to non-retail/commercial use at ground floor level.*

Retail Strategy

5.1.9. Volume 8 of the Development Plan sets out the County Retail Strategy. Bunclody is designated as a Level 3-Small Service Town within the County Retail Hierarchy.

5.1.10. The Retail Strategy outlines that Bunclody Town acts as an important service centre to the settlement and wider rural area. Retail and commercial services are located primarily in the core retail area of the town, between lower Main Street and upper Main Street with residential extending out from there and some newer retail

developments such as ‘Supervalu’ and other retail warehousing and offices located on the Carrigduff side of upper Main Street and Aldi and Mr Price on Ryland Road (N80), to the south of the town centre.

5.1.11. Section 6.3.1 of the Retail Strategy sets out retail planning objectives for County Wexford. The following are of relevance:

- Objective WXC03: The Council shall resist applications for planning permission which would result in net loss of retail floorspace at ground level on primary retail streets within the core retail area where this would affect the vitality and viability of these streets.
- Objective WXC13: The Council will encourage the consolidation of other non-retail-based services within town centres, utilising existing vacant retail floorspace where necessary. This will aid in enhancing the vitality of town centres, encouraging them to maintain their role as employment locations in addition to reducing the proportion of vacant floorspace and recognising the value which non-retail uses can contribute to the local economy through the provision of employment and general economic benefit.

5.2. **Natural Heritage Designations**

The River Clody forms part of the Slaney River Valley SAC (000781). The northern boundary of the site overlooks the banks of this river, and the confluence of the Clody and Slaney Rivers is approx. 150m to the North-east. The Slaney River Valley is also designated as a Proposed Natural Heritage Area. The Blackstairs Mountains SAC and pNHA (Site Code: 000770) is located approximately 5.2km to the south west of the site.

5.3. **EIA Screening**

Having regard to the nature and scale of the proposed development and nature of the receiving environment, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

6.0 The Appeal

6.1. Grounds of Appeal

A third-party appeal from Peter Thompson Planning Solutions on behalf of Barty O'Connor was submitted in respect of the notification of Wexford County Council to grant permission for the development. The following provides a summary of the main points raised:

- The appeal is submitted on behalf of Barty O'Connor who lives adjacent to the property. The appeal outlines that Barty O'Connor's name was excluded from the submission on the original application. The appeal is being made by Peter Thompson as a representative of Barty O'Connor.
- The appeal provides a summary of the planning history and enforcement history of the site and refers to unauthorised works which have resulted in significant damage to the adjoining property.
- The appeal makes specific reference to non-compliance with Condition nos. 2(g) and 2(h) of ABP Ref: PL26.249362. Correspondence from the enforcement department in Wexford County Council is attached to the appeal. This confirms that the case has been closed.
- The appeal outlines that patrons of the guest house are still gaining access through the unauthorised first floor door opening onto the flat roof and causing nuisance/loss of privacy at the rear of Barty O'Connor's house and garden. This door should have been replaced by a window fitted with obscure glass to prevent access and overlooking in accordance with the requirements of Condition nos. 2(g) and 2(h) of ABP Ref: PL26.249362.
- The issue of non-compliance with conditions attached to ABP Ref: PL26.249362 could have been addressed by means of a request for further information. It is stated that WCC was wrong in the assumption that it was not possible to address issues of non-compliance with the parent permission.
- The appeal outlines that the decision to grant planning permission without planning permission 20170952 (ABP Ref: PL26.249362) being fully complied

with contradicts the decision to refuse planning application ref: 20170951 for change of use of the ground floor shop to a café.

- Deeming partial compliance, or compliance with “the majority of works” in respect of Condition no.2 of planning permission 20170952 (ABP Ref: PL26.249362) is not within the gift of the planning authority. The condition clearly states that specific works “shall” be submitted and agreed in writing and “shall” be done and there is no scope to deviate. It is clear from correspondence from the Enforcement Department that WCC has no intention in addressing non-compliance with Conditions 2(g) and 2(h) of planning permission ref: 20170952 (ABP Ref: PL26.249362).
- The proposed development is premature pending compliance with conditions 2(h) and 2 (g) of PA Ref: 20170952 (ABP Ref: PL26.249362) and it is requested that permission is refused for the development on this basis.

6.2. Applicant Response

The applicant provided the following response to the grounds of appeal:

- There are no arguments being made specifically for or against the proposed common room/internet room and toilet for which Wexford County Council issued a grant of permission.
- The entire appeal is related to a previous planning permission and compliance with conditions attached to same. The applicants have gone to considerable expense and effort to comply with ABP Ref: PL26.249362. These works have been inspected by Wexford County Council Planning Enforcement.
- The appeal response cross refers to attached correspondence from the Enforcement Department in Wexford County Council dated the 13th of December 2021 which relates to compliance issues on PL26.249362 and confirms that the enforcement case has been closed.
- It is requested that Wexford County Council's notification of decision to grant permission for the proposal is upheld.

7.0 Assessment

7.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, and inspected the site, I consider that the main issues in this appeal are as follows:

- Unauthorised Works – Non-compliance with Conditions attached to ABP Ref: PL26.249362
- Principle of Development - Compliance with Policy
- Appropriate Assessment

7.2. Unauthorised Works – Non-Compliance with Conditions attached to ABP Ref: PL26.249362

7.2.1. The primary grounds of appeal relates to unauthorised works on site and enforcement proceedings in terms of non-compliance with Condition nos. 2(g) and 2(h) of ABP Ref: PL26.249362 and the consequences for the amenity of the neighbouring residents. These conditions are stated below:

Condition no. 2

The proposed remedial works shall be amended and augmented as follows:

- *(g) the landing window in the rear elevation at second floor level, and large window in the rear elevation at ground floor level (serving the main foyer) shall be provided with manufactured opaque/frosted glazing, and*
- *(h) the landing window in the rear elevation at first floor level, which gives access to the flat roof, shall be replaced by a window with a cill level not less than 1.1 metres above the finished floor level of the internal floor level at this location. This window shall be provided with manufactured opaque/fronted glazing.*

7.2.2. In considering the grounds of appeal, I note that the issue of unauthorised works and enforcement of same is a matter for the planning authority and not for the Board. What is currently before the Board is the proposed development as described within the public notices and annotated within the application drawings relates to the extension of the existing guest house to the existing vacant ground floor area of the building and the effects of that development on the surrounding area.

7.3. Principle of Development – Compliance with Policy

- 7.3.1. At the time of the assessment of the application, the Wexford County Development Plan 2013-2019 was the operative development plan for the area. The application was assessed by Wexford County Council in accordance with the policies and objectives of this plan.
- 7.3.2. The Wexford County Development Plan 2022-2028 was adopted on the 13th of June 2022 and the Plan came into effect on the 25th of July 2022. I have assessed the proposal in accordance with the provisions of the operative development plan.
- 7.3.3. The subject application seeks permission for development of a common room and internet room within the existing vacant ground floor former shop unit at Main Street, Bunclody.
- 7.3.4. The site is zoned for Town Centre purposes within the Bunclody Settlement Plan set out within the Wexford County Development Plan 2022-2028. This zoning objective seeks to: *“To provide for an attractive, vibrant town centre which maximises the use of lands and encourages a mix of residential, retail, commercial and civic uses.’ The purpose of this zoning is to enhance the vitality and viability of the town centre through the development of under-utilised and brownfield sites and by encouraging a mix of uses to make the town centre an attractive place to visit, shop and live in”*. Hotel and hostel are listed as uses which are “permitted in principle” under this zoning objective.
- 7.3.5. The objectives of the Wexford County Development Plan seek to provide active ground floor uses within the core retail area of Bunclody. The following Retail and Commercial objectives of the Development Plan are of relevance in this regard:
- Objective B25: To control the provision of non-retail uses at ground floor level within the town centre. Ground floor units are required to address the street and add to the vibrancy and vitality of the streetscape. New development should avoid the development of blank frontages and incorporate a mix of uses vertically and horizontally.
 - Objective B26: To prevent the loss of retail/commercial services along the Main Street/The Mall and Market Square through redevelopment or change of use to non-retail/commercial use at ground floor level.

- 7.3.6. The proposed development seeks the extension of the existing guest house use into the existing vacant ground floor unit which front onto Main Street. Main Street forms part of the retail core of Bunclody and the site is located within the Architectural Conservation Area/ proposed Architectural Conservation Area defined for Bunclody within Figures B-2 and 6.5 of the WCDP (I note the conflicting references within the Wexford County Development Plan to the designation as a proposed ACA/ACA within Bunclody in A.6 and Objective B24).
- 7.3.7. I note the requirements of Objective B26 of the Wexford County Development Plan which seeks to prevent the loss of retail commercial services along the primary retail streets through change of use to non-retail-commercial uses. In this regard, I note that the guest house use is commercial in nature and that hotel use is listed as a use which is permitted in principle on lands zoned for town centre purposes within Wexford County Development Plan. I furthermore note that the unit was originally in residential use. I consider the principle of the proposed use to be acceptable in this regard. The existing ground floor unit is currently vacant and contributes little to the vitality of Main Street. The introduction of a commercial use to an existing vacant unit within the retail core of Bunclody is welcome.
- 7.3.8. I refer to the guidance in Objective B25 of the Wexford County Development Plan 2022-2028 which outlines that “new development should avoid the development of blank frontages”. The Elevation and Section Drawing, Drawing no. 3 illustrates the provision of a frosted strip in on the windows and doors which front onto Main Street for privacy reasons. This window treatment would result in the presentation of a blank elevation to Main Street and in my opinion is contrary to Objective B25 of the Wexford County Development Plan which requires ground floor uses to address the street. I furthermore consider that the presentation of a blank elevation would be contrary to the visual amenity and the ACA designation of the street. I recommend the omission of this window treatment in the instance that the Board is minded to grant permission for the development.

7.4. **Appropriate Assessment**

Compliance with Article 6(3) of the EU Habitats Directive

- 7.4.1. The requirements of Article 6(3) of the EU Habitats Directive as relate to screening the need for appropriate assessment of a project under section 177U, part XAB of

the Planning and Development Act 2000, as amended, are considered fully in this section.

Background on the Application

- 7.4.2. The applicant has not submitted an appropriate assessment screening report or a Natura Impact Statement for the proposed development with this appeal case. Therefore, this screening assessment has been carried de-novo.

Screening the need for Appropriate Assessment

- 7.4.3. The first test of Article 6(3) is to establish if the project could result in likely significant effects to a European site. This is considered Stage 1 of the appropriate assessment process, that being, screening. The screening stage is intended to be a preliminary examination. If the possibility of significant effects cannot be excluded on the basis of objective information, without extensive investigation or the application of mitigation, a plan or project should be considered to have a likely significant effect and appropriate assessment carried out.

Test of Likely Significant Effects

- 7.4.4. The project is not directly connected with or necessary to the management of a European Site and therefore it needs to be determined if the development is likely to have significant effects on a European site(s).

European Sites

- 7.4.5. The northern boundary of the site is defined by a stone wall, beyond which are the banks of the Clody River which forms part of the Slaney River Valley SAC (000781). This Natura site extends for many kilometres in several directions from Bunclody and has many tributaries.
- 7.4.6. The Blackstairs Mountains SAC (000770) is located approx. 5km to the southwest of Bunclody. This European site is designated for Wet Heath and Dry Heath. It is considered that on the basis of the source-path-receptor model, the Blackstairs Mountains SAC can be screened out and the remainder of this section is confined to the Slaney River Valley SAC. The Slaney River Valley SAC is designated for many habitats and species as set out in Table 1 below.

European Site	Qualifying Interests
Slaney River Valley SAC	[1130] Estuaries [1140] Tidal Mudflats and Sandflats [1330] Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>) [1410] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [3260] Floating River Vegetation [91A0] Old Oak Woodlands [91E0] Alluvial Forests* [1029] Freshwater Pearl Mussel (<i>Margaritifera margaritifera</i>) [1095] Sea Lamprey (<i>Petromyzon marinus</i>) [1096] Brook Lamprey (<i>Lampetra planeri</i>) [1099] River Lamprey (<i>Lampetra fluviatilis</i>) [1103] Twaite Shad (<i>Alosa fallax</i>) [1106] Atlantic Salmon (<i>Salmo salar</i>) [1355] Otter (<i>Lutra lutra</i>) [1365] Common (Harbour) Seal (<i>Phoca vitulina</i>)

Submissions and Observations

- 7.4.7. I refer to the initial internal report from the Environment Section in WCC (14/10/2021) which recommended a request for further information in relation to remedial actions and mitigation measures to be taken in the event of an accidental release of foul effluent from the proposed storage tank and pumping station into the River Clody.
- 7.4.8. The applicant’s response to the FI request confirms that the installed foul waste storage tank/ pumping station was never used and the existing development connects to the existing foul service manhole in the laneway as illustrated on the Revised Site Layout Plan submitted in response to the FI response. The applicant confirmed that there is no requirement for remedial action or mitigation measures on this basis.

Identification of Likely Effects

- 7.4.9. The subject development is not directly connected with or necessary to the management of a European Site. The nearest designated site to the development is the Slaney River Valley SAC (000781) which runs to the north of the site.
- 7.4.10. The proposal relates to change of use of an existing ground floor unit which fronts onto Main Street to accommodate an extension of the existing and established guest house operating on site. The development includes provision of a W/C which will be served by the existing connection to the public water mains. The applicant's FI response confirms that the development connects to the existing foul sewer manhole in the adjoining laneway. I consider construction phase impacts to be minimal having regard to the nature of the proposal which relates to change of use of an existing building.
- 7.4.11. Having regard to the nature, scale and location of the proposed development and the planning history of the site, I consider that no significant effects will arise from the development upon the Conservation Objectives of the Slaney River Valley SAC or any other Natura 2000 site would be likely to arise. As it is considered that no likely significant effects will arise from the proposed development, therefore, logically by association, significant effects will not arise as a result of any in-combination effects with these individual planning applications or plans.

Conclusion

- 7.4.12. It is reasonable to conclude that on the basis of the information on the file, which I consider adequate in order to issue a screening determination, that the proposal, individually or in combination with other plans or projects, would not be likely to have a significant effect on European Site No. 000781, or any other European site, in view of the site's Conservation Objectives, and a Stage 2 Appropriate Assessment (and submission of a NIS) is not therefore required.

8.0 Recommendation

I recommend that permission for the proposed development be granted, subject to conditions as set out below.

9.0 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.

10.0 Conditions

1.	The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the drawings received by the planning authority on the 26 th of November 2021 except as may otherwise be required in order to comply with the following conditions. Reason: In the interest of clarity.
2.	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. Reason: In the interest of the visual amenities of the area.
3.	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. Reason: In the interests 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 interests of environmental and public health.

5.	Save for the amendments hereby permitted, the development shall otherwise comply with the terms and conditions of Reg. Ref 20170952 (ABP Ref: PL26.249362). Reason: In the interests of clarity.
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Stephanie Farrington
Senior Planning Inspector

14th of December 2022