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**Board Direction**  
**BD-019343-25**  
**ABP-321585-25**

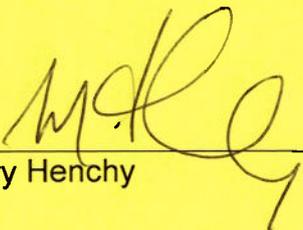
The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/03/2025.

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

#### **Reasons and Considerations**

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 is contrary to the zoning matrix table as contained therein, where residential use is specified as not permitted in such zoned areas. The proposed development is therefore considered contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Mary Henchy

**Date:** 31/03/2025