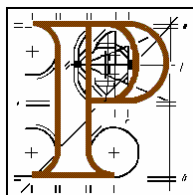


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2013

Waterford County

Planning Register Reference Number: PD 13/315

An Bord Pleanála Reference Number: PL 24.242613

APPEAL by Michael Nagle of Mullinahorna, Ring, Dungarvan, County Waterford against the decision made on the 26th day of September, 2013 by Waterford County Council to grant subject to conditions a permission to Sheena Manahan care of Ailtire Architectural Services of Leigh, Ring, County Waterford in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of a bungalow (of 6.5 metres ridge height over floor), entrance and ancillary works at Mweelahorna, Ring, County Waterford.

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.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the 'R2 – Residential' land use zoning objective for the serviced settlement centre in the Maoil A'Choirne area including the subject site under the 2011–2017 Waterford County Development Plan, the pattern of development in this serviced area and the revised location of the site entrance as submitted, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The 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 submitted on the 25th day of September, 2013, 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the site entrance as relocated and the roadside boundary treatment and site drainage including disposal of surface water, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of orderly development.

3. Details of site levels and in particular the finished floor level of the proposed dwelling, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Details of external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. The attic area of the proposed dwelling shall be used for storage purposes only as submitted.

Reason: In the interest of orderly development.

6. Landscaping of the site and site boundaries shall be in accordance with the submitted Landscaping Plan and maintained thereafter with replacement of any failures in the following planting season.

Reason: In the interest of visual amenity.

7. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July, 2006.

Reason: In the interest of sustainable waste management.

8. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2014.