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Bord  
Pleanála

**Board Direction**  
**PL 93.248198**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on July 26<sup>th</sup> 2017.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the nature and scale of the proposed development, to the pattern of development in the area, to the provisions of the Waterford City Development Plan 2013-2019 and subject to the conditions as set out below , it is considered that the proposed development represents a sensitive and well considered addition in the contemporary form to a Protected structure and would not injure the character or setting of the Protected structure and furthermore would not seriously injure the residential amenities of the adjoining property. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that subject to compliance with the attached conditions the proposed development would not have a negative impact on the character and setting of the Protected Structure and furthermore the Board agreed with the Planning Authority that the proposed development would not have a negative impact on the adjoin property by reason of its scale and therefore would be in accordance with the proper planning and sustainable development of the area.

## Conditions

- 1 Plans and partic.
2. The proposed dormer window shall be omitted and replaced with two skylights
3. Standard surface water drains condition
4. CMP 1
- 5 As per PA Condition 6
- 6 S.48 Contribution Condition. unspecified

Note re S34.13.

**Board Member**

**Date:** 27.07.17

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Paul Hyde