



An
Bord
Pleanála

**Board Direction
PL10.248928**

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 11th 2018.

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

Reasons and Considerations

Having regard to the Urban Village zoning objective for the area set out in the Ferrybank Belview Local Area Plan 2017, to the nature and scale of the development for which retention is sought and the extent of additional office space proposed, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought, and the proposed development, would not seriously injure the amenities of the area or of property in the vicinity; would be in accordance with the Level 2 District Centre designation within the retail hierarchy; would not have a negative impact on the vitality or viability of Waterford City Centre and would be acceptable in terms of pedestrian and traffic safety. The development for which retention is sought and the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and carried out, as applicable, in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars lodged on the 7th of June 2017

except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The management and maintenance of the Ferrybank District Centre shall be the responsibility of the developer/owner or of a management company which shall be established by the developer/owner. The management scheme shall make provision for adequate measures for the future maintenance of the development, including the external fabric of the building, common areas, landscaping, roads, paths, parking areas, lighting, waste storage facility and sanitary services.

In the interest of clarity this condition supersedes condition no. 3 of planning permission register reference number 05/1287 and Condition 4 of planning permission register reference numbers 06/2010 and 07/1420.

Reason: In the interests of clarity and to ensure appropriate measures are put in place for the management and maintenance of the development.

3. Details of all external signage relating to the office units shall be submitted to, and agreed in writing with, the planning authority prior to erection.

Reason: In the interest of the amenities of the area/visual amenity.

Board Member

Date: 11th April 2018

Philip Jones