



An  
Bord  
Pleanála

**Board Direction**  
**BD-000623-18**  
**ABP-300052-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 4<sup>th</sup> 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 existing use of Kilmeaden Station and the planning history of the site, to the limited scale and nature of the proposed development, and to the provisions of the current Development Plan for the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not impede access to the Waterford Greenway, would not impact on the setting of the nearby Protected Structure, and would be acceptable in terms of pedestrian and traffic safety. 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, 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 materials, colours and textures of all the external finishes to the proposed building shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of the visual amenities of the area.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, as amended, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the proposed building or within the curtilage of the site, unless authorised by a further grant of planning permission.

**Reason:** In the interest of visual amenity and orderly development, as no details have been provided with the application in relation to signage, and to permit the planning authority to assess any such development through the statutory planning process.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

5. The developer shall control odour emissions from the premises in accordance with measures which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of public health and to protect the amenities of the area.

**Note:** In reaching its decision, the Board noted the issues raised by the third party appellant regarding matters of land ownership, but did not consider that these issues were relevant to the planning application submitted, and agreed with the Planning Authority that these are civil matters outside of the planning code.

*[Please include, in the letter notifying the parties of the Board's decision, a reminder of the provisions of Section 34 (13) of the Act. Please also issue a copy of this Direction with the Board Order.]*

**Board Member**

**Date:** 4<sup>th</sup> July 2018

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Philip Jones