



An  
Bord  
Pleanála

**Board Direction**  
**BD-001375-18**  
**ABP-301926-18**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/10/2018.

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 provisions of the Waterford City and County Development Plan, the planning history of the site, the pattern of development of the area, the Board considered that subject to compliance with the conditions as set out below, the proposed development would not be prejudicial to public health, would be acceptable in terms of pedestrian and traffic safety and would be acceptable in terms of the visual and residential amenities of the area and would therefore be in accordance with the proper planning and development of the area.

In deciding not to accept the Inspector's recommendation to seek further information, the Board concurred with the decision of the planning Authority and was satisfied that subject to the appropriate condition regarding Irish Water as attached that the proposed development would be in accordance with the proper planning and sustainable development of the area.

## **Appropriate Assessment Screening**

The Board noted the Appropriate Assessment Screening determination carried out by the Inspector. The Board concurred with the Inspector's determination, and adopted the conclusions and recommendations in this regard. The Board was therefore satisfied, having regard to the nature, location and scale of the subject development, that the construction of the proposed development would not be likely to have a significant effect, either individually or in combination with other plans or projects, on any other European sites, in view of the sites' conservation objectives.

## **Conditions**

- 1 Plans and Particulars
- 2 The development shall be amended as follows;
  - a- a footpath shall be provided on both sides of the estate access road and around the open space
  - b- house no 48 and the associated turning area shall be omitted
  - c- the turning circle shall be relocated to the front of house no. 47
  - d- a hammer head shall be provided at house no. 49
  - e- house no. 49 shall be redesigned to provide for dual aspect

**Reason:** In the interest of traffic safety and residential amenity.

- 3 Std Materials and finishes condition.
- 4 As per PA condition 8 re Irish Water
- 5 Urban Drain Condition
- 6 Std Naming Condition
- 7 CMP

- 8 C+ D Waste Condition
- 9 As per PA C15
- 10 As per PA C22
- 11 Public Lighting
- 12 Landscaping
- 13 Tree protection Condition as per PA C27
- 14 Part V Condition
- 15 Bond condition
- 16 S48 Unspecified

**Board Member**

**Date:** 16/10/2018

---

Paul Hyde