



An
Bord
Pleanála

Board Direction
BD-001936-18
ABP-302297-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/12/2018.

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 zoning objective for the site in the Waterford City & County Development Plan, 2011-2017, as extended, and the location of the site within the settlement boundary of the village of Cheekpoint, it is considered that, subject to compliance with the following conditions, the proposed development would be acceptable in terms of the policy requirements of the Development Plan, would not seriously injure the existing visual amenities of the area or the residential amenities of properties in the vicinity and would not prejudice public health. The development would be acceptable in terms the proper planning and sustainable development of the area.

Conditions

1. Planpartic.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:
 - (a) Permission is granted for the construction of 1 no. dwelling and the site development works for 2 no. residential serviced sites only on the entire site.
 - (b) The hereby permitted house shall be relocated 2m to the east.
 - (c) The dwelling hereby permitted shall not be occupied until all works on the site have been completed, including roads, entrances, boundary treatments, landscaping and services

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of residential amenity.

3. No development works shall commence on the site until Irish Water has issued a connection agreement for the full development. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. All foul sewage and soiled water shall be discharged to the public foul sewer and only clean, uncontaminated storm water shall be discharged to the surface water drainage or soakpits.

Reason: In the interest of public health and the proper planning and sustainable development of the area.

4. Prior to the commencement of any development on site, full details of the proposed boundary treatment for the site shall be submitted for the written agreement of the Planning Authority.

Reason: In the interests of pedestrian safety and visual amenity.

5. Prior to the commencement of any development on site, full details of a landscaping plan for the site, in accordance with the landscaping proposals submitted to the planning authority on 18th June 2018, including timescale for

delivery, shall be submitted for the written agreement of the Planning Authority.

Reason: In the interests of visual amenity.

6. Street lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available for occupation of any house.

Reason: In the interests of amenity and public safety.

7. InternRoad 1 (incl. turning areas, junctions, footpaths and kerbs)

8. UrbanManage1

9. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

10. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the [residential] amenities of property in the vicinity.

11. CMP

12. 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 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 An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, 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.

Board Member

Date: 12/12/2018

Terry Prendergast