



An
Bord
Pleanála

Board Direction
BD-005348-20
ABP-306141-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 10th, 2020.

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 provisions of the Waterford County Development Plan 2011-2017, as extended, and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of pedestrian and traffic safety, would have negligible impact on the Protected Structure and would not seriously injure the residential amenities of the area or of property in the vicinity. 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. The development hereby permitted shall be for domestic access to one dwelling only.

Reason: In the interest of clarity.

2. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Surface water from the site shall not be permitted to drain onto the adjoining public road nor to adjoining residential property.

Reason: In the interest of public health, and to safeguard the residential amenities of property in the vicinity.

3. Details of the proposed gates shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The gates shall be so designed as not to be capable of opening outwards.

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

Board Member

Date: 10th March 2020

Philip Jones