



An
Bord
Pleanála

Board Direction
BD-007630-21
ABP-307915-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/03/2021.

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), to the planning history of the site, and the nature and scale of the proposed development and the development for which retention permission is sought, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the natural heritage or visual amenity of the area, would comprise reasonable amendments to the development as permitted under Register Reference: 18/313 and would be acceptable in terms of pedestrian and traffic safety. The proposed development and the development for which retention permission is sought 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 and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 10th day of July

2020, 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. The development shall be retained and carried out and completed in accordance with the relevant terms and conditions of the permission granted under planning register reference number 18/313, except as amended in order to comply with the conditions attached to this permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. The steel shed shall be used solely for uses incidental to the use of the development on site and shall not be used for habitable purposes, the housing of animals or any commercial purpose.

Reason: In the interests of clarity, the amenity of property in the vicinity and the proper planning and sustainable development of the area.

Board Member

Date: 02/03/2021

Chris McGarry