



An
Bord
Pleanála

Board Direction
BD-007575-21
ABP-308000-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/02/2021.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The site which the subject of appeal is located on lands that are zoned 'Existing Residential' under the provisions of the Tramore LAP, 2014-2020 with a stated objective '*to protect the amenity of existing residential development and to provide for new residential development at medium density*' and in a location that immediately adjoins existing residential properties. On the basis of the information presented with the application and during the course of the appeal, the Board is not satisfied that a clear rationale for the design and layout of the ventilation equipment for which retention permission is sought has been established and that no information indicating compliance with the noise conditions set out in Waterford City and County Council Ref. 16/252 has been presented. The Board is not therefore satisfied that the development for which retention is sought, would not seriously injure the amenities such that it would be contrary to the 'Existing Residential' zoning objective of the site and adjoining land and, as such, contrary to the proper planning and sustainable development of the area.

Board Member

Date: 19/02/2021

Terry Prendergast