

An  
Bord  
Pleanála

**Board Direction**  
**BD-017498-24**  
**ABP-316250-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/09/2024.

The Board decided by majority decision (2:1) 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 information submitted with the application 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 comply with zoning objective for the site as set out in the Waterford County Development Plan 2022 – 2028, would not seriously injure the visual or residential amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out in accordance with the plans and particulars lodged with the application, as amended by the further information submission, 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 stone cladding at first floor level shall be omitted and replaced with a nap plaster finish as per the remainder of the proposed two storey extension.

**Reason:** in the interest of visual amenity.

3. The garage and shed hereby permitted shall be used solely for the purposes incidental to the enjoyment of the dwelling. They shall not be used for habitable purposes, housing of animals, or commercial purposes.

**Reason:** in the interests of proper planning and sustainable development.

4.(a) The boundary treatment along the northern site boundary shall be in accordance with submitted details, drawing number 830-RFI-105, date stamped 9th February 2023.

b) The proposed timber fencing on the northern site boundary shall comprise pressure treated timber and shall match the height of the existing fencing to be replaced at this location.

**Reason:** in the interests of clarity.

5. a) A landscaping scheme shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the retention of existing boundary vegetation and additional supplementary landscaping which shall provide a screen along the western boundaries to the rear of the dwelling, consisting predominantly of trees, shrubs and hedging of indigenous species. The planting shall be carried out in accordance with the agreed scheme and shall be completed within the first planting season following the commencement of construction works.

b) Any existing and/or additional trees, shrubs and hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In order to screen the development in the interest of visual amenity

6. a) Any surplus excavated material to be removed from the site shall be brought to an authorised facility.

b) All material arising from the demolition of the existing structure shall be reused/recovered on site or recovered/disposed of at an authorised facility.

**Reason:** In the interest of Environmental Protection and the proper planning and sustainable development of the area.

7. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

8. No overhanging of, or trespass on, adjoining properties by eaves, gutters, foundations etc shall take place on foot of this permission.

**Reason:** To protect the amenities of the area, in the interests of proper planning and sustainable development.

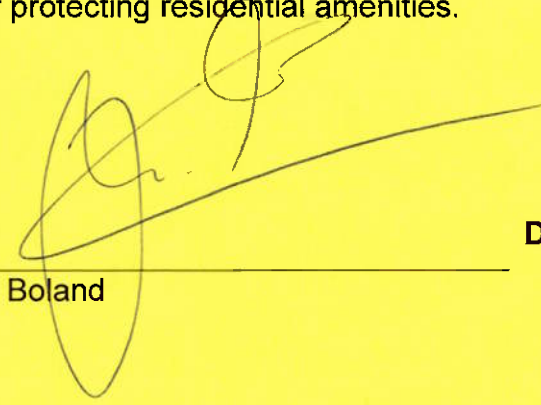
9. Site development and building works shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, between 0800 and 1400 hours on Saturday and not at all on Sundays and Public Holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** To safeguard the residential amenities of adjoining property in the vicinity.

10. The flat roof structures of the extensions hereby permitted shall not be used as amenity space by occupants of this dwelling and access to these roof structures shall be strictly for maintenance purposes.

**Reason:** In the interest of protecting residential amenities.

**Board Member**



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Joe Boland

**Date:** 18/09/2024