



An
Bord
Pleanála

Board Direction
BD-016777-24
ABP-318126-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2024.

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 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 City and County Development Plan 2022 – 2028, would not be injurious to 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 plans and particulars received by the planning authority on the 15th day of August 2023, 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 proposed detached garage shall be relocated a minimum of 2.5 metres from the party boundary to the north and revised plans showing the same shall be submitted to the Planning Authority for agreement prior to the commencement of development.

Reason: To protect residential amenities.

3. The garage permitted herein shall be used for purposes incidental to the enjoyment of the dwelling house and shall not be used for any habitable, commercial or industrial purpose.

Reason: To prevent unauthorised development.

4. The existing hedge to the north of the garage within the site boundary shall remain in place insofar as possible and measures to protect the hedge from damage during construction works will be implemented by the developer. Details of the same shall be agreed with the Planning Authority prior to the commencement of development.

Reason: To protect residential amenities.

5. Details of all external finishes shall be agreed with the Planning Authority prior to the commencement of development.

Reason: In the interests of visual amenity.

6. 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.

7. 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.

Board Member

A handwritten signature in black ink, appearing to read 'Tom Rabbette', written over a horizontal line.

Tom Rabbette

Date: 20/06/2024