



An  
Bord  
Pleanála

**Board Direction**  
**BD-016598-24**  
**ABP-318767-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2024.

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 planning application and the appeal, 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 the 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 proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application.

**Reason:** In the interest of clarity.

2. The development hereby permitted relates to the change of use from a Montessori school to residential use and shall be jointly occupied with the main house at 22 Sylvan Drive as a single residential unit. The application site the subject of this change of use shall not be let, sold or otherwise transferred or conveyed save as part of the overall dwelling.

**Reason:** To protect the amenities of property in the vicinity.

**Board Member**

  
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Mary Henchy

**Date:** 17/06/2024