



An  
Bord  
Pleanála

**Board Direction**  
**BD-017413-24**  
**ABP-319638-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/09/2024.

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 residential zoning and the wider provision of the Waterford County & City Development Plan 2022-2028, it is considered that the proposed development, subject to compliance with the conditions set out below, would not have a negative adverse impact on the residential amenity of the adjacent properties. The proposal is consistent with the proper planning and sustainable development for the area.

### **Conditions**

1. The development shall be carried out and completed 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 23<sup>rd</sup> day of February 2024, 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 screen boundaries proposed along the eastern boundaries shall be constructed of hardwood timber as indicated on the drawing submitted.

**Reason:** To ensure a proper standard of development.

3. The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture unless otherwise agreed in writing with, the planning authority prior to commencement of development.

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

4. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let, or otherwise transferred or conveyed, save as part of the dwelling.

**Reason:** To restrict the use of the extension in the interest of residential amenity.

5. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays 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:** In order to safeguard the [residential] amenities of property in the vicinity.

**Board Member**

Patricia Calleary  
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**Date:** 05/09/2024

