

An
Bord
Pleanála

Board Direction
BD-018810-25
ABP-321031-24

The submissions on this file, including a response to the appeal from the Applicant on 30th October 2024 received by the Board and the Inspector's report were considered at a Board meeting held on 04/02/2025.

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 nature and scale of the development proposed, it is considered that subject to compliance with the conditions set out below, the proposed development would not adversely impact on the residential amenities of the adjoining property, would be acceptable in terms of visual impact, and would otherwise be in accordance with the provisions of the current Waterford City and County Development Plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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 concrete block wall shall be rendered on both sides (once permission for same is forthcoming from the neighbouring property) and finished with a plaster cap. Wall piers shall be constructed on the applicant's side only. The overall height of the wall inclusive of plaster cap shall not exceed 1.4 metres above existing ground level.

Reason: In the interest of visual amenity and orderly development.


3. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 hours 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.

Notes

1. Section 34(13) of the Planning and Development Act, 2000, as amended states that *'a person shall not be entitled solely by reason of a permission under this section to carry out any development'*.
2. The Board noted the Inspector's recommended condition number 2 in relation to the proposed height of the wall, however having regard to the distance to the proximate dwelling and the architectural and historical context of the extant cluster of farmyard buildings, the Board determined that a 1.4m high wall above existing ground level would be more appropriate in this instance.

Board Member



Emer Maughan

Date: 05/02/2025