

An
Coimisiún
Pleanála

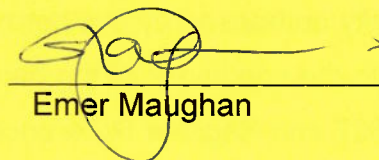
Direction
CD-020157-25
ABP-321142-24

The submissions on this file and the Inspector's report were considered at a meeting held on 08/07/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:


Emer Maughan

Date: 08/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and extent of the garage, alterations and associated works proposed for retention, it is considered that subject to compliance with the conditions set out below, the retention of development would be in accordance with the relevant provisions of the Waterford City and County Council City Development Plan 2022-2028, including Policy Objectives H02 and H20, would protect and provide for residential uses and amenities, would respect the character and visual amenities of the area, would not be prejudicial to public safety and would, therefore, be in accordance with the proper planning and sustainable development of the area

Conditions

1. The development shall be retained, 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 23rd day of August 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. For the avoidance of doubt, this permission shall not be construed as approving any development shown or referenced on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, retention of the development shall comply with the conditions of the parent permissions on the site (Register Reference 17367 and Register Reference 08669).

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.

3. Within three months of the date of this order, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the wastewater treatment system, polishing filter and associated works is constructed and operating in accordance with the standards set out in the EPA Code of Practice – Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. <10) Environmental Protection Agency 2009 (or EPA Code of Practice – Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤10) Environmental Protection Agency 2021

Reason: In the interest of public health and to prevent water pollution

4. The garage permitted herein shall be used solely for purposes incidental to the enjoyment of the dwelling and any proposed change of use of the garage shall be subject to the grant of a separate planning permission.

Reason: In the interest of the residential amenity of the area.