

An
Coimisiún
Pleanála

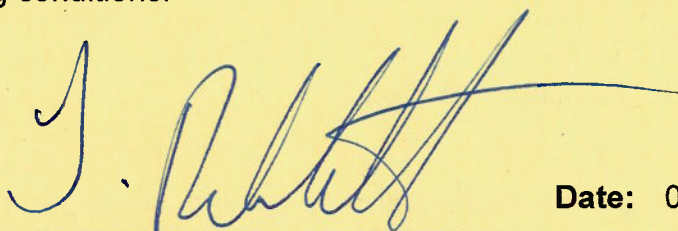
Direction
CD-021491-25
ACP-323413-25

The submissions on this file and the Inspector's report were considered at a meeting held on 03/12/2025.

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:


Tom Rabbette

Date: 05/12/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The Commission considers that, subject to conditions, the proposed development (as indicated in the amended proposal received by the planning authority on the 26th day of June 2025) would be consistent with the applicable RV Rural Village zoning objective and other policies and objectives of the Waterford City and County Development Plan 2022-2028, would be an appropriately designed and scaled extension to the protected structure, would not adversely affect the setting of the architectural conservation area, would not seriously injure the residential or visual amenities of property in the vicinity, and would be acceptable in terms of pedestrian

and traffic safety and convenience. 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 to the planning authority, as amended by the further information plans and particulars received by the planning authority on the 26th day of June 2025, 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. Prior to the commencement of development, the applicant shall submit, for the written agreement of the planning authority, a full architectural and photographic survey of all elements of the building proposed for demolition, partial demolition, blocking-up or any other such intervention, and drawings (of an appropriate scale of not less than 1:50) and photographs indicating details of same.

Reason: To facilitate the preservation by record and/ or recording of the architectural heritage of the site.

3. Prior to the commencement of development on the protected structure, the applicant shall submit, for the written agreement of the planning authority, a detailed method statement covering all works proposed to be carried out, including:

- (a) A full specification, including details of materials and methods of works, to ensure the development is carried out in accordance with current Conservation Guidelines issued by the Department of Arts, Heritage & the Gaeltacht.
- (b) Methodology for the recording and/ or retention of concealed features or fabric exposed during the works.
- (c) Details of features to be temporarily removed/ relocated during construction works and their final re-instatement.
- (d) Details of features to be protected in-situ protection during the construction works.
- (e) Materials/ features of architectural interest to be salvaged.
- (f) Details (including timeline for completion) of the removal of the non-original window (ground floor, front elevation of the main dwelling), and refill/ reinstatement process which shall be undertaken so that the works match the original existing wall rendered finish.
- (g) Details (including timeline for completion) of the replacement windows in the main dwelling house which shall be of timber construction with historically correct pane, glazing bar, sash and frame detail.

Details to be accompanied by drawings of an appropriate scale of not less than 1:50.

Reason: In the interest of the protection of architectural heritage.

4. Prior to the commencement of development on the protected structure, the applicant shall submit for the written agreement of the planning authority confirmation that:

- (a) The development will be monitored by a suitably qualified architect with conservation expertise and accreditation.
- (b) Competent site supervision, project management and crafts personnel will be engaged, suitably qualified and experienced in conservation works.

Reason: In the interest of the protection of architectural heritage.

5. Prior to the commencement of development, details, specifications and/ or samples of all external materials shall be submitted to and agreed in writing with the planning authority. No uPVC/ PVC material shall be used on/ in the exterior of the building. All works shall be carried out in accordance with this written agreement.

Reason: In the interest of the protection of architectural heritage.

6. The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be used, 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.

7. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays, and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.