An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Waterford City and County

Planning Register Reference Number: 16/430

An Bord Pleanála Reference Number: PL 93.247226

APPEAL by Bernard Rowell care of James Reynolds of Viewmount House, Dunmore Road, Waterford against the decision made on the 11th day of August, 2016 by Waterford City and County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of an as constructed single storey sunroom to the rear of property, storage rooms and toilets at first floor above garage and an attic conversion, together with all associated site works at 61 The Moorings, Maypark Lane, Waterford.

DECISION

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 3 and the reason therefor

PL 93.247226 An Bord Pleanála Page 1 of 2

REASONS AND CONSIDERATIONS

Given the design and layout of the attic room proposed to be retained, the Board did not consider that the attachment of condition number 3 was justified in the interest of amenity.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this day of 2016.

PL 93.247226 An Bord Pleanála Page 2 of 2