



An  
Bord  
Pleanála

**Board Order  
PL 93.248333**

---

## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Waterford City and County Council.**

**Planning Register Reference Number: 17/34.**

**Appeal** by Eamon Halpin of 1 Glenville, Dunmore Road, Waterford against the decision made on the 16<sup>th</sup> day of March, 2017 by Waterford City and County Council to grant subject to conditions a permission to Photo-Me Ireland Limited care of Gerard Hanniffy of Suite 21, Orantown Centre, Oranmore, County Galway in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Retention of the provision of a 24/7 External Laundromat Unit facility on the forecourt at Topaz Service Station, Glenville, Dunmore Road, Waterford.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## 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.

## Reasons and Considerations

Having regard to the zoning objectives for the area and to the pattern of land use in the vicinity, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained 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 within three months of the date of this order and the development shall be retained in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The permission shall apply for a period of five years from the date of this order. The structure and related ancillary structures shall then be removed unless, prior to the end of the period, planning permission shall have been granted for their retention for a further period.

**Reason:** To enable the impact of the development to be re-assessed, having regard to changes in technology and design during the specified period.

3. The hours of operation shall be between 0800 and 2200 hours daily. The laundromat facility shall cease operating completely by 2200 hours each evening.

**Reason:** In the interest of the residential amenities of property in the vicinity.

4. The developer shall control odour emissions from the premises in accordance with measures which shall be submitted to, and agreed in writing with, the planning authority within one month of the date of this order.

**Reason:** In the interest of public health and to protect the amenities of the area.

5. Litter in the vicinity of the premises shall be controlled in accordance with a scheme of litter control which shall be submitted to, and agreed in writing with, the planning authority.

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

6. Water supply and drainage arrangements shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and to ensure a proper standard of development.

7. No advertisement or advertisement structure (other than those shown on drawings submitted with the application) shall be erected or displayed on the structure (or within the curtilage of the site) in such a manner as to be visible from outside the building unless authorised by a further grant of planning permission.

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

