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**Planning and Development Acts 2000 to 2017**

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

**Planning Register Reference Number: 17/602**

**Appeal** by Martin Doyle of The Cosy Thatch Public House, Old Kilmeadan Village, Kilmeadan, County Waterford against the decision made on the 5<sup>th</sup> day of October, 2017 by Waterford City and County Council to grant subject to conditions a permission to Waterford and Suir Railway Company care of James Reynolds and Associate of Viewmount House, Dunmore Road, Waterford in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Construction of a new stand-a-alone coffee shop, together with connection to on-site services and all associated site development works, all at Kilmeaden Station, Kilmeaden, County 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 existing use of Kilmeaden Station and the planning history of the site, to the limited scale and nature of the proposed development, and to the provisions of the current Development Plan for the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not impede access to the Waterford Greenway, would not impact on the setting of the nearby Protected Structure, and would be acceptable in terms of pedestrian and traffic safety. 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. Details of the materials, colours and textures of all the external finishes to the proposed building shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of the visual amenities of the area.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, as amended, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the proposed building or within the curtilage of the site, unless authorised by a further grant of planning permission.

**Reason:** In the interest of visual amenity and orderly development, as no details have been provided with the application in relation to signage, and to permit the planning authority to assess any such development through the statutory planning process.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

5. 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 prior to commencement of development.

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

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**Philip Jones**

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

**Dated this            day of            2018.**