



Planning and Development Acts 2000 to 2018

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 18/50

Appeal by Simon Blake and Alissa Connors of “Greenshutters”, Ardmore, County Waterford against the decision made on the 22nd day of March, 2018 by Waterford City and County Council to grant subject to conditions a permission to Arkle care of Tom Phillips and Associates of 80 Harcourt Street, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: The change of use of the previously permitted residential dwelling currently under construction (An Bord Pleanála reference number PL 93.244051, planning register reference number 14/1600144) to guesthouse use to facilitate overnight guest accommodation. The development will also include revisions to the permitted car parking layout (two number spaces) to provide six number off-street surface parking spaces; the provision of a below ground service/plantroom (97 square metres) and landscape and furniture store area (22 square metres) also located in the underground void area formed as part of the construction of the permitted residential structure; minor elevational changes and all associated site development and excavation works above and below ground, all at Four Winds, New Line Road, Dysert, Ardmore, 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 pattern of development in the vicinity, the planning history of the site and the nature and scale of the proposed development, it is considered that the proposed development, subject to compliance with the conditions set out below, would be acceptable in terms of traffic impact on the surrounding area, would not seriously injure the residential amenities of properties in the area and would not be contrary to 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. This permission shall comply with the conditions attached to the permission granted under An Bord Pleanála reference number PL 93.244051, planning register reference number 14/1600144 except as amended in order to comply with the conditions attached to this permission.

Reason: In the interest of clarity.

3. The use of the structures on the site shall be ancillary to the use of a guesthouse on the site and no other commercial use.

Reason: In the interest of clarity.

4. The external finishes of the proposed amendments shall be the same as those of the existing development in respect of colour and texture.

Reason: In the interest of visual amenity.

5. The entrance to the site shall be located in accordance with the detailed requirements of the planning authority. Surface water arising from the site shall not be permitted to drain onto the adjoining road.

Reason: In the interest of traffic safety.

6. A landscaping scheme incorporating hard and soft landscaping and addressing the modifications to the site arising from this development shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this order. The scheme shall include a timescale of implementation.

Reason: In the interest of visual amenity

7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2018.

