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**Planning and Development Acts 2000 to 2018**

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

**Planning Register Reference Number: 18/554**

**Appeal** by Martin Carroll and Yvonne Lawler of Blackrock House, Clonea, Dungarvan, County Waterford against the decision made on the 2<sup>nd</sup> day of October, 2018 by Waterford City and County Council to grant subject to conditions permission to George and Niamh Taylor care of George Taylor of Knock, Clonea, Dungarvan, County Waterford in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** An extension and alterations to dwelling and all ancillary works at Knockyoolahan West, Dungarvan, 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 established character and pattern of development in the vicinity of the site and to its design and limited scale, it is considered that, subject to compliance with the conditions set out below, the proposed extension would not seriously injure the amenities of adjoining residential property, would not seriously injure the visual amenities of the area and would 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 the 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. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

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

3. Surface water drainage arrangements to serve the proposed extension shall be in accordance with the requirements of the planning authority. Surface water shall not be allowed to discharge onto the public road or adjoining properties.

**Reason:** To avoid interference with adjoining properties and to prevent damage to the public road or shared private road serving the site.

4. 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.

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

**Dated this            day of            2019.**