



Planning and Development Acts 2000 to 2018

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 18/508

APPEAL by Siobhan McConnell of Sorrento, Lovelane, Tramore, County Waterford against the decision made on the 6th day of December 2018 by Waterford City and County Council to grant subject to conditions permission to Tara Fennell care of James Reynolds and Associates of Viewmount House, Dunmore Road, Waterford.

Proposed Development Permission to demolish existing derelict building, together with permission to construct a new one and a half storey family dwelling, access through shared entrance to new entrance, boundary treatment, connection to public services and all associated site works, all at Newtown Road, Tramore, County Waterford, as revised by the further public notice received by the planning authority on the 13th day of November 2018.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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

1. By reason of its scale, design, bulk and two-storey height, and its proximity to adjoining houses, particularly single-storey houses to the north-west and north-east of the site, it is considered that the proposed development would seriously injure the residential amenities of those adjoining properties, through overlooking and overbearing impact, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the information presented in support of the proposed development, the Board is not satisfied that the issue of the management, treatment and eradication on the non-native invasive species, Japanese Knotweed, which has been identified as being present on the site, has been adequately detailed and addressed. The development, if permitted in the absence of such information, would result in an inappropriate form of development and would, therefore, be contrary to the proper planning and sustainable development of the area.

Dave Walsh

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

Dated this day of 2019.