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**Planning and Development Acts 2000 to 2019**

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

**Planning Register Reference Number: 20/42**

**Appeal** by Ellen Twomey care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 18<sup>th</sup> day of March, 2020 by Waterford City and County Council to refuse permission for the proposed development.

**Proposed Development:** (A) Use of domestic storage floorspace on two number lower ground floor levels within existing dwelling house to provide additional bedrooms and ancillary accommodation and (b) additional openings and alterations to East and West elevations to existing dwelling at Bermuda, Church Road, Tramore, 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 nature and scale of the proposed development and to the established character, pattern and configuration of development in the vicinity of this town centre site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of dwellings in the vicinity of the site or the amenities of the surrounding area and 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. The proposed development shall be amended as follows:

A 1.8 metre high wall shall be constructed along the shared rear boundary of the site with the rear garden of the adjoining dwelling to the east (number 15 The Terrace, Strand Street).

Revised drawing providing for this amendment shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** In order to protect the residential amenities of the neighbouring dwelling to the east of the site and in the interest of visual amenity.

3. The entire property shall be used as a single dwelling unit only.

**Reason:** In the interest of clarity and to ensure an acceptable standard of development.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

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**Michelle Fagan**

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

**Dated this            day of            2020.**