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**Planning and Development Acts 2000 to 2020**

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

**Planning Register Reference Number: 20/7**

**Appeal** by Norman Walsh of Oskar Von Miller Strasse 46, 60314 Frankfurt am Main, Germany against the decision made on the 28<sup>th</sup> day of May, 2020 by Waterford City and County Council to refuse permission for the proposed development:

**Proposed Development:** Erection of a three-storey rear extension and internal material alterations to the existing two storey end of terrace house to include the addition at lower ground floor level of a building services room, the provision at ground floor level of a dining area, bathroom, laundry, bay window and external deck area and the provision of an extension to the existing guest bedroom with balcony, hot press and en-suite bathroom to the master bedroom at first floor level, the replacement of all windows on the front and rear elevations to include new french doors to the front elevation at ground floor level and all ancillary works, all at Kincora, Dock Road, Dunmore East, 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 provisions of the Waterford County Development Plan 2011 -2017, as extended, and the zoning for village centre purposes, to the location of the site in an established urban area, to the pattern of development in the area, and to the nature, form, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area. 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 as amended by the further plans and particulars submitted to the planning authority on the 20<sup>th</sup> day of May, 2020, 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. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

3. Site development and building works shall be carried out only between the hours of 0800 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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**John Connolly**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2020.**