



Planning and Development Acts 2000 to 2020

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 20/199

Appeal by Michael Power of 25 Pine Grove, Tramore, County Waterford against the decision made on the 28th day of July, 2020 by Waterford City and County Council to grant subject to conditions a permission to 35th Waterford Copper Coast Scout Group care of Hennessy and Associates of 3 Main Street, Tramore, County Waterford in accordance with plans and particulars lodged with the said Council:

Proposed Development: Permission for retention indefinitely of existing development and enabling works pertaining to entrance roadway and hard standing requiring completion and steel storage shed as an amendment to previously granted planning application – planning register reference number PD18/313 and for permission to construct a new scout den and community facility (storey and a half high - 7.2 metres) including hall, store, kitchen, office, meeting room, showers, toilets and covered terrace, together with new entrance and gates, car park, septic tank/reed bed and all ancillary site works and associated scouting activities, as an amendment to previously granted planning application – planning register reference number PD 18/313; all at Ballyscanlon Lough, Ballyscanlon, Fenor, 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), to the planning history of the site, and to the nature and scale of the development, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development for which retention permission is sought, would not seriously injure the natural heritage or visual amenity of the area, would comprise reasonable amendments to the development as permitted under planning register reference number PD 18/313 and would be acceptable in terms of pedestrian and traffic safety. The proposed development and the development for which retention permission is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out, completed and retained 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 10th day of July 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. The development shall be carried out, completed and retained in accordance with the relevant terms and conditions of the permission granted under planning register reference number 18/313, except as amended in order to comply with the conditions attached to this permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. The steel shed shall be used solely for uses incidental to the use of the development on site and shall not be used for habitable purposes, the housing of animals or any commercial purpose.

Reason: In the interests of clarity, the amenity of property in the vicinity and the proper planning and sustainable development of the area.

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

Dated this day of 2021.