

An
Bord
Pleanála

Board Order
ABP-310993-21

Planning and Development Acts 2000 to 2021

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 21/501

Appeal by John Brabazon of Curragh, Ardmore, County Waterford against the decision made on the 22nd day of July, 2021 by Waterford City and County Council to grant subject to conditions a permission to Arkle care of Tom Phillips and Associates, Town Planning Consultants of 80 Harcourt Street, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Provision of a two-storey extension (178 square metres) at lower ground level and ground floor level to the east of the existing hotel with reorganisation of the internal layout to facilitate the proposed extension. The decommissioning in-situ of the existing disused below ground septic tank; the demolition of an existing terrace at lower ground floor level; the demolition of an existing store and the existing wrap-around deck to the north-east of the hotel is required to facilitate this development. The proposed extension will provide five number new hotel bedrooms, with associated balconies. No additional car parking is proposed as part of this application. The development will also include green roof provision; all piped infrastructure and ducting; services provision; changes in level; site landscaping; boundary treatments and all associated site development and excavation works above

and below ground at the Cliff House Hotel, Middle Road, Dysert, Ardmore, 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.

Reasons and Considerations

Having regard to the provisions of the Waterford City and County Development Plan 2022 – 2028 and the planning history of Cliff House Hotel, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area and would be acceptable in terms of traffic safety and convenience. 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, 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. Details of the materials, colours and textures of all the external finishes to the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

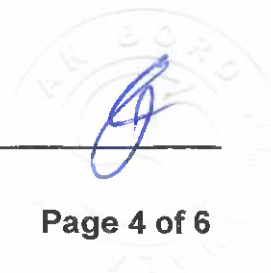
Reason: In the interest of the visual amenities of the area.

3. The construction of the development shall be managed in accordance with a Construction Management and Traffic Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:
 - (a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;
 - (b) Location of areas for construction site offices and staff facilities;
 - (c) Details of site security fencing and hoardings;
 - (d) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;
 - (e) Measures to obviate queuing of construction traffic on the adjoining road network;
 - (f) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;
 - (g) Arrangements to be put in place for pedestrians to ensure that access to the Ardmore Cliff Walk is maintained during the course of site development works;

- (h) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- (i) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- (j) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;
- (k) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter the sea;
- (l) Hours of working;
- (m) Measures to be taken for the protection and retention of the specimen tree, together with proposals to prevent compaction of the ground over the roots of the trees.

A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the planning authority.

Reason: In the interest of amenities, public health and safety.



4. (a) Excavations in preparation for foundations and drainage, and all works above ground level in the immediate vicinity of the specimen tree, which is identified by means of a green etching on the existing site survey layout (drawing number 2664-P-003), shall be carried out under the supervision of a specialist arborist, in a manner that will ensure that all major roots are protected, and all branches are retained.

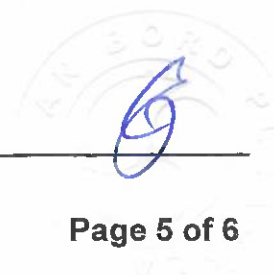
Reason: To ensure that the tree is not damaged or otherwise adversely affected by building operations.

5. Water supply and drainage arrangements, including the attenuation and 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.

6. Prior to the commencement of use of the proposed extension, a Mobility Management Strategy shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking, and car-pooling by staff employed in the hotel and to reduce and regulate the extent of staff parking. The mobility strategy shall be prepared and implemented by the management of the hotel. Details to be agreed with the planning authority shall include the provision of centralised facilities within the development for bicycle parking, shower and changing facilities associated with the policies set out in the strategy.

Reason: In the interest of encouraging the use of sustainable modes of transport.



7. 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.



John Connolly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**

Dated this 9th day of SEPTEMBER 2022

