

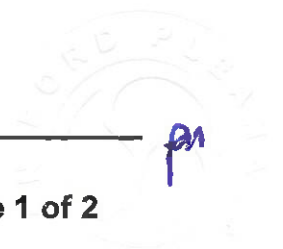
Planning and Development Acts 2000 to 2020

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 20/950

Application for Leave to Appeal against the decision of the planning authority by Gerry Cunningham of Duneen, Kilmeaden, County Waterford having an interest in land adjoining the land in respect of which Waterford City and County Council decided on the 21st day of September, 2021 to grant subject to conditions a permission to Barry Dwyer care of Ennis Martin Architecture of Main Street, Ferns, County Waterford.

Proposed Development: Change of use of part of the ground floor of the existing building from retail to Café and Takeaway with internal alterations and provision of ancillary areas, all at 3 Bridge Street, Waterford, County Waterford as amended by the revised public notices received by the planning authority on the 12th day of May, 2021 and the 27th day of May, 2021.



Decision

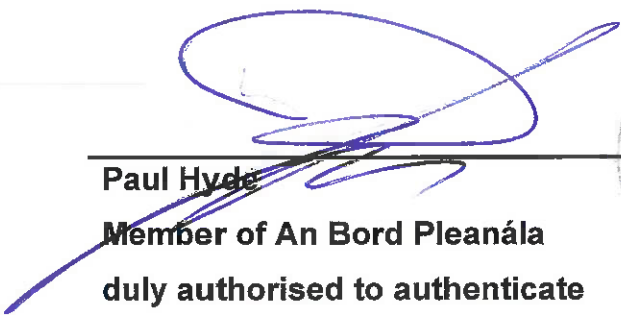
REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.

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

Having regard to the submissions and documents received in connection with the application for leave to appeal and the conditions set out in the planning authority's decision, it is considered that it has not been shown that the development in respect of which a decision to grant permission has been made will differ materially from the development as set out in the application for permission by reason of conditions imposed by the planning authority to which the grant is subject.



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



Dated this **12th** day of **NOVEMBER** 2021.