

An
Bord
Pleanála

Board Order
ABP-312719-22

Planning and Development Acts 2000 to 2021

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 21/1091

Appeal by Declan Walsh of 2 Pairc an Chroaire, Ring, Dungarvan, County Waterford against the decision made on the 20th day of January, 2022 by Waterford City and County Council to grant subject to conditions a permission to Libby and John Murphy care of Transform Design Studios, Leagh, An Rinn, Dungarvan, County Waterford in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of alterations to east and west elevations, including an additional window, rooflights and changes to the windows granted under planning register reference number 00/500 and permission for alterations to the front elevation, including new single storey flat roof extension and all associated site works, all at 3 Páirc an Chroaire, Ballynagaul More, An Rinn, Dungarvan, County Waterford.

Decision

GRANT permission for the above 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 pattern of development and character of the general area, and the nature and scale of the proposed development and the development proposed to be retained, and to the provisions of the Waterford City and County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed to be retained would not seriously injure the visual amenities of the area or the character of the streetscape and would not seriously injure the amenities of nearby dwellings. The proposed development and development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.



Conditions

1. The development shall be retained, 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 retained, 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 visual amenity.

3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such services and works.

Reason: In the interest of public health.



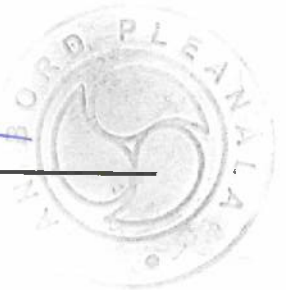
4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior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

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



Joe Boland

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



Dated this *9TH* day of *June* 2023.