

An
Bord
Pleanála

Board Order

ABP-314035-22

Planning and Development Acts 2000 to 2022

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 22/339

Appeal by SE Construction (Kent) Limited care of John F. Santry Architects of Belvedere, Newtown, Waterford against the decision made on the 14th day of June, 2022 by Waterford City and County Council to refuse permission.


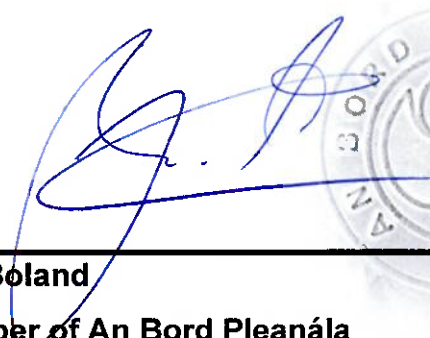
Proposed Development: Change of use of the ground floor creche accommodation (as conditioned under planning register reference number 18/544, condition number 3, the structure of which is proposed to be built under the subject of planning permission under planning register reference number 21/166), to three self-contained, two-bedroom apartments, similar in layout to the three as are set out at first floor and also permissioned under planning register reference number 21/166. Together with a small modification to the elevational treatment as permissioned under planning register reference number 21/166 and the installation of all the necessary modified services, all at Cluain Larach, Knockenduff, Tramore, County Waterford.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. The Board is not satisfied, on the basis of the information provided in connection with the planning application and the appeal, that the proposed change of use would not contravene Section 7.19 of the Waterford City and County Development Plan 2022-2028 as well as Section 28 of the Childcare Guidelines for Planning Authorities issued by the Department of the Environment and Local Government in 2001. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed change of use would materially contravene condition number 3 of planning register reference number 18/544, which relates to the provision of a creche to serve the overall development to which this site forms part. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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

Dated this *18TH* day of *October* 2023.