



Planning and Development Acts 2000 to 2022

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 21/1014

APPEAL by Causeway Hospitality Limited care of Causeway Facility Management of Suites 9 and 10 Station House, Railway Square, Waterford against the decision made on the 21st day of July, 2022 by Waterford City and County Council to refuse a permission.

Proposed Development: Indefinite retention of change of use of part of the rear yard to a beer garden and for the two number, as constructed, clear corrugated roofs at Parnell House, Parnell Street, Waterford. The development proposed for retention was revised by new public notices submitted to the planning authority on the 20th day of June 2022.

Decision

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

Reasons and Considerations

The applicant has not demonstrated, to the satisfaction of the Board, that the development proposed for retention does not detract from the amenity of adjoining properties due to noise and the facilities currently in place for the management of waste. The retention of the development would, therefore, not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had concerns regarding the conditions recommended by the Inspector, in particular condition 2 relating to details for the management of waste and condition 4 that may require works to soundproof. The Board considered that, as this is an application for retention, having regard to the location of the site, the shared nature of the structure and the proximity to adjoining properties, these matters should have been adequately addressed by the applicant to provide certainty that the development proposed for retention does not detract from the amenity of adjoining properties.



Mary Henchy

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

Dated this *17th* day of *January* 2024.