

An  
Bord  
Pleanála

## Board Order ABP-316060-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Waterford City and County Council**

**Planning Register Reference Number: 22/1073**

**Appeal** by Declan O'Brien care of Jennings O'Donovan and Partners Limited of Finisklin Business Park, Sligo against the decision made on the 16<sup>th</sup> day of February, 2023 by Waterford City and County Council to refuse permission.

**Proposed Development:** Change of use of existing building from a dwellinghouse to office accommodation (total floor area of 122.8 square metres) together with all ancillary site works and services, all at Dyrick Townland, Ballinamult, County Waterford.

### **Decision**

**GRANT permission for the above proposed development based on the reasons and considerations under and subject to the conditions set out below.**

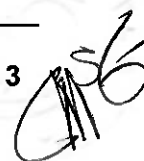
## Reasons and Considerations

Having regard to Policy ECON 13 (Rural Resources) 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 would not seriously injure the amenities of the area, would be acceptable in terms of traffic safety and convenience, and would not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed 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 condition. Where this condition requires details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the proposed development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

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2. The building shall be used only as an office associated with, and incidental to, the use of the adjoining agricultural lands. Details of the associated land dependent use of the adjoining lands, to which the office use will be associated, shall be submitted to, and agreed in writing with, the planning authority prior to the making available of the existing building for the office accommodation use.

**Reason:** In the interest of clarity.



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**Chris McGarry**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

Dated this *30<sup>th</sup>* day of *May* 2024.