

Na hAchtanna um Pleanáil agus Forbairt 2000 go 2022

Údarás Pleanála: Comhairle Cathrach agus Contae Phort Láirge

Uimhir Thagartha an Chláir Phleanála: 22/930

Achomharc ó Eoghan agus Caroline Breathnach as 4 Radharc na Mara, An Rinn, Co. Phort Láirge in aghaidh an chinnidh a rinne Comhairle Cathrach agus Contae Phort Láirge ar an 15ú lá de Mhárta, 2023 cead a thabhairt, faoi réir coinníollacha, do Damien agus Lorraine Byrne faoi chúram The E-Project Chartered Architects Limited in 21 An Phríomh-Shráid Íochtarach, Dún Garbháin, Contae Phort Láirge de réir pleananna agus sonraí a taisceadh leis an gComhairle sin.

An Fhorbairt atá Beartaithe: Síneadh dhá stór a thógáil ar chúil, taobh agus os cionn an áitribh atá ann, dhá shíneadh aon urlár ar chúil, ceannbhrat iontrála agus port cairr os comhair an áitribh atá ann. Áireofar leis na hoibreacha síneadh aon urlár ar an ngaráiste atá ann, seid gairdín nua agus gach obair athmhúnlaithé agus suímh a bhaineann leis, iad go léir ag 1 Radharc na Mara, An Rinn, Dún Garbháin, Contae Phort Láirge. Rinneadh athbheithniú ar an bhforbairt bheartaithe trí fhógraí poiblí breise a fuair an t-údarás pleanála ar an 17ú lá d’Fheabhra, 2023.

An Cinneadh

Cead a DHEONÚ don fhorbairt bheartaithe thuas de réir na bpleananna agus sonraí ráite bunaithe ar na cúiseanna agus na cúrsaí faoi agus faoi réir na gcoinníollacha atá leagtha amach thíos.

Cúiseanna agus Nithe a Cuireadh san Áireamh

Ag féachaint don eolas a cuireadh isteach leis an iarratas agus do nádúr agus scála na forbartha atá beartaithe, meastar, faoi réir chomhlíonadh na gcoinníollacha atá leagtha amach thíos, go gcloífeadh an fhorbairt bheartaithe leis an gcuispóir críosaithe don suíomh mar atá leagtha amach i bPlean Forbartha Contae Phort Láirge 2022 – 2028, nach ndéanfadh sé díobháil thromchúiseach do thaitneamhachtaí amhairc ná cónaithe an cheantair agus, mar sin, bheadh sé ag teacht le pleanáil chúí agus le forbairt inbhuanaithe an cheantair.

Coinniollacha

1. Déanfar agus críochnófar an fhorbairt de réir na bpleananna agus na sonraí a taisceadh leis an iarratas agus de réir na bpleananna agus na sonraí breise a fuair an Bord Pleanála ar an 9ú lá Feabhra 2023, ach amháin mar is gá a mhalairt d'fhonn cloí leis na coinniollacha seo a leanas. Sa chás go gceanglaítear le coinniollacha den sórt sin sonraí a aontú leis an údarás pleanála, aontóidh an forbróir sonraí den sórt sin i scríbhinn leis an údarás pleanála sula gcuirfead tús leis an bhforbairt agus déanfar an fhorbairt agus críochnófar é de réir na sonraí comhaontaithe.

An chúis: Ar mhaithe le soiléire.

2. Fágfar ar lár an chumhdach cloiche ag leibhéal an chéad urláir agus cuirfear bailchríoch phlástair bhrutha ina áit mar a bheidh sa chuid eile den síneadh dhá stór atá beartaithe.

An chúis: Ar mhaithe le taitneamhacht amhairc.

3. Ní úsáidfear an garáiste ná an tseid a cheadaítear leis seo ach do chuspóirí a bhaineann le tairbhe a bhaint as an teaghais. Ní úsáidfear iad do chríocha cónaithe, chun ainmhithe a choimeád iontu, ná do chríocha tráchtála.

An chúis: Ar mhaithe le planáil chuí agus forbairt inbhuanaithe.

4. (a) Beidh an chóireáil teorann feadh teorainn thuaidh an láithreáin de réir sonraí a cuireadh isteach, líníocht uimhir 830-RFI-105, arna stampáil an 9 Feabhra 2023.
- (b) Beidh an fál adhmaid atá beartaithe ar theorainn thuaidh an láithreáin comhdhéanta d'adhmaid cóireáilte faoi bhrú agus beidh sé ag teacht le hairde an fhálaithe atá le hathsholáthar ag an láthair seo.

An chúis: Ar mhaithe le soiléire.

5. (a) Cuirfear scéim tírdhreacha faoi bhráid an údaráis phleanála, agus aontófar í i scríbhinn leis, sula dtosófar ar an bhforbairt. Áireoidh an scéim seo coinneáil an fhásra teorann atá ann cheana féin agus tírdhrechtú breise a sholáthróidh scáthlán feadh na dteorainneacha thiar ar chúl an áitribh, a bheidh comhdhéanta go príomha de chrainn, toir agus fáлта speiceas dúchasach. Déanfar an plandú de réir na scéime comhaontaithe agus críochnófar é

laistigh den chéad séasúr plandála tar éis tús a chur le hoibreacha tógála.

- (b) Déanfar aon phlandaí a chailítear, a bhaintear nó a thagann chun bheith damáistithe nó galraithe laistigh de thréimhse chúig bliana ó chríochnú na forbartha a athsholáthar sa chéad séasúr plandaithe eile le plandaí eile den mhéid agus den speiceas céanna, mura n-aontaítear a mhalairt i scríbhinn leis an údarás pleanála.

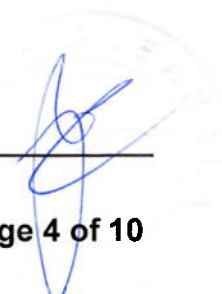
An chúis: Chun an fhorbairt a sciathadh ar mhaithe le taitneamhacht amhairc.

- 6. (a) Déanfar aon ábhar barrachais tochailte atá le baint den láithreán a thabhairt go dtí saoráid údairithe.
- (b) Déanfar an t-ábhar ar fad a eascraíonn as scartáil an struchtúir atá ann a athúsáid/a aisghabháil ar an láthair nó a aisghabháil/a dhiúscairt ag saoráid údairithe.

An chúis: Ar mhaithe le cosaint chomhshaoil agus pleanáil chuí agus forbairt inbhuanaithe an cheantair,

- 7. Comhlíonfaidh socruithe draenála uisce dromchla ceanglais an údaráis phleanála maidir le hoibreacha agus seirbhísí dá leithéid.

An chúis: Ar mhaithe le sláinte an phobail.



8. Ní dhéanfar aon róchrochadh nó foghail ar réadmhaoine tadhlach le sceimhleacha, gáitéir nó bunsraitheanna de bhun an cheada seo.

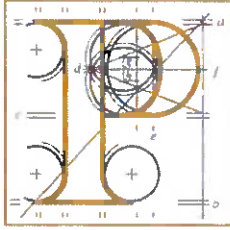
An chúis: Chun taitneamhachtaí an cheantair a chosaint, ar mhaithe le pleanáil chuí agus forbairt inbhuanaithe.

9. Ní chuirfear forbairt láithreáin agus oibreachta tógála i gcrích ach amháin idir na huaireanta 0800 go 1800 Luan go hAoine agus an dá lá sin san áireamh agus idir 0800 agus 1400 ar an Satharn. Ní dhéanfar aon obair ar an Domhnach ná ar laethanta saoire poiblí. Ní cheadófar imeacht ó na hamanna seo ach amháin i gcásanna eisceachtúla ina bhfuarthas ceadú scríofa roimh ré ón údarás pleanála.

An chúis: Chun taitneamhachtaí cónaithe na n-áiteanna cónaithe sa chomharsanacht a chosaint.

10. Ní bhainfidh áititheoirí na teaghaise seo úsáid as struchtúir díon cothrom na síntí a cheadaítear leis seo mar spás taitneamhachta agus ní bheidh rochtain ar bith ar na struchtúir dín seo ach do chuspóirí cothabhála.

An chúis: Ar mhaithe le taitneamhachtaí cónaithe a chosaint.



Planning and Development Acts 2000 to 2022

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 22/930

Appeal by Eoghan and Caroline Breathnach of 4 Radharc na Mara, An Rinn, County Waterford against the decision made on the 15th day of March, 2023 by Waterford City and County Council to grant subject to conditions a permission to Damien and Lorraine Byrne care of The E-Project Chartered Architects Limited of 21 Lower Main Street, Dungarvan, County Waterford in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of two-storey extension to rear, side and over existing dwelling, two number single storey rear extensions, entrance canopy and car port to front of existing dwelling. Works to include single storey extension to existing garage, new garden shed and all associated internal remodelling and site works, all at 1 Radharc na Mara, An Rinn, Dungarvan, County Waterford. The proposed development was revised by further public notices received by the planning authority on the 17th day of February, 2023.

Decision

GRANT permission for the above proposed 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 information submitted with the application and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply with the zoning objective for the site as set out in the Waterford County Development Plan 2022 – 2028, would not seriously injure the visual or residential amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 9th day of February, 2023, 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 carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The stone cladding at first floor level shall be omitted and replaced with a nap plaster finish as per the remainder of the proposed two-storey extension.

Reason: in the interest of visual amenity.

3. The garage and shed hereby permitted shall be used solely for purposes incidental to the enjoyment of the dwelling. They shall not be used for habitable purposes, housing of animals, or commercial purposes.

Reason: In the interest of proper planning and sustainable development.

4. (a) The boundary treatment along the northern site boundary shall be in accordance with submitted details, drawing number 830-RFI-105, date stamped 9th February 2023.

(b) The proposed timber fencing on the northern site boundary shall comprise pressure treated timber and shall match the height of the existing fencing to be replaced at this location.

Reason: In the interest of clarity.

5. (a) A landscaping scheme shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the retention of existing boundary vegetation and additional supplementary landscaping which shall provide a screen along the western boundaries to the rear of the dwelling, consisting predominantly of trees, shrubs and hedging of indigenous species. The planting shall be carried out in accordance with the agreed scheme and shall be completed within the first planting season following the commencement of construction works.

- (b) Any existing and/or additional trees, shrubs and hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development in the interest of visual amenity.

6. (a) Any surplus excavated material to be removed from the site shall be brought to an authorised facility.
- (b) All material arising from the demolition of the existing structure shall be reused/recovered on site or recovered/disposed of at an authorised facility.

Reason: In the interest of environmental protection and the proper planning and sustainable development of the area.

7. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

8. No overhanging of, or trespass on, adjoining properties by eaves, gutters or foundations shall take place on foot of this permission.

Reason: To protect the amenities of the area, in the interest of proper planning and sustainable development.

9. Site development and building works shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, between 0800 and 1400 hours on Saturday and not at all on Sundays and Public Holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: To safeguard the residential amenities of adjoining property in the vicinity.

10. The flat roof structures of the extensions hereby permitted shall not be used as amenity space by occupants of this dwelling and access to these roof structures shall be strictly for maintenance purposes.

Reason: In the interest of protecting residential amenities.

Joe Boland

Comhalta den Bhord Pleanála
atá údaraithe go cuí chun séala
an Bhord a fhiordheimhniú

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

Dátaithe ar an

27th

lá seo
de

Meán Fómhair 2024