



An  
Bord  
Pleanála

## Board Order ABP-318126-23

**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: 23/60124**

**Appeal** by Jimmy and Joan Mansfield of 20 Meadowlands, Abbeyside, Dungarvan, County Waterford against the decision made on the 19<sup>th</sup> day of September, 2023 by Waterford City and County Council to grant subject to conditions a permission to Darren and Sinead O'Toole care of Emmett Murray Architects of Dungarvan Enterprise Centre, Lower Main Street, Dungarvan, County Waterford in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Two-storey extension and part first-floor extension to existing single storey dwellinghouse, the addition of three new rooflights to the existing dwellinghouse, a new carport, detached double car garage, electric entrance gates and the demolition of a sunroom and garden shed and all associated ancillary site works, all at 19 Meadowlands, Abbeyside, Dungarvan, County Waterford.

### 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 planning application and the appeal, and 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 City and 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 proposed development shall be carried out and completed 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 15<sup>th</sup> day of August, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

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

2. The proposed detached garage shall be relocated so that it shall be at least 2.5 metres from the party boundary to the north. Revised plans showing compliance with this requirement shall be submitted to the planning authority for written agreement prior to commencement of development.

**Reason:** To protect residential amenities.

3. The garage permitted herein shall be used for purposes incidental to the enjoyment of the dwellinghouse and shall not be used for any habitable, commercial or industrial purpose.

**Reason:** To prevent unauthorised development.

4. The existing hedge to the north of the garage within the site boundary shall remain in place insofar as possible and measures to protect the hedge from damage during construction works shall be implemented by the developer. Details in this regard shall be agreed with the planning authority prior to commencement of development.

**Reason:** To protect residential amenities.

5. Details of all external finishes shall be agreed with the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

6. 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.

7. Site development and building works shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, inclusive, between 0800 and 1400 hours on Saturday 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:** To safeguard the residential amenities of adjoining property in the vicinity.



**Tom Rabbette**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board**

Dated this 5<sup>th</sup> day of July 2024.