



An  
Bord  
Pleanála

**Board Order**  
**ABP-318767-23**

---

**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: 2360406**

**Appeal** by Michael Murphy of 13 Rock Hill, Blackrock, County Dublin against the decision made on the 29<sup>th</sup> day of November, 2023 by Waterford City and County Council to grant subject to conditions a permission to Colm Browne care of James Reynolds Architectural and Planning of 8 Bridlewood, Collins Avenue, Dunmore Road, Waterford in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Change of use from a Montessori school to residential use, which will be incidental to the main dwelling, and all associated site works to the side of existing dwelling, all at 22 Sylvan Drive, Grantstown Park, 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 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.

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

2. The development hereby permitted relates to the change of use from a Montessori school to residential use and shall be jointly occupied with the main house at 22 Sylvan Drive as a single residential unit. The application site, the subject of this change of use, shall not be let, sold or otherwise transferred or conveyed save as part of the overall dwelling.

**Reason:** To protect the amenities of property in the vicinity.



---

**Mary Henchy**

**Member of An Bord Pleanála**

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

Dated this <sup>1<sup>st</sup></sup> day of *July* 2024.