

An  
Bord  
Pleanála

**Board Order**  
**ABP-321031-24**

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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: 2460361**

**APPEAL** by Aidan Mernin and Karen Lenihan of Lackensillagh, Aglish, Cappoquin, County Waterford against the decision made on the 23<sup>rd</sup> day of September 2024, by Waterford City and County Council to grant, subject to conditions, a permission to Patsy Fleming care of Liam Buck of Glen, Clonea, Dungarvan, County Waterford in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a 1.8-metre-high concrete blockwork boundary wall and all ancillary works at Lackensillagh, Aglish, 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.**

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## Reasons and Considerations

Having regard to the nature and scale of the development proposed, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely impact on the residential amenities of the adjoining property, would be acceptable in terms of visual impact, and would otherwise be in accordance with the provisions of the Waterford City and County Development Plan 2022-2028. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The 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 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 concrete block wall shall be rendered on both sides (once permission for same is forthcoming from the neighbouring property) and finished with a plaster cap. Wall piers shall be constructed on the applicant's side only. The overall height of the wall inclusive of plaster cap shall not exceed 1.4 metres above existing ground level.

**Reason:** In the interest of visual amenity and orderly development.

3. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 hours to 1400 hours on Saturdays 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.

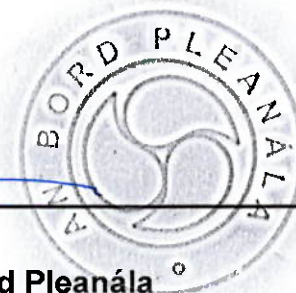
**Reason:** In order to safeguard the residential amenities of property in the vicinity.



Emer Maughan

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.



Dated this 6<sup>th</sup> day of February 2025.