

18 Village View,  
Ballyheenhy,  
Clashmore,  
Near Youghal,  
County Waterford.  
25<sup>th</sup> June 2019

An Bord Pleanála,  
Mr Leonard Mangan,  
64 Marlborough St.,  
Dublin 1.

<b>AN BORD PLEANÁLA</b>	
LDG- _____	
ABP- _____	
<b>27 JUN 2019</b>	
Fee: € _____	Type: _____
Time: _____	By: <u>POST</u>

Dear Sir or Madam,

**Your Ref: ABP-303321-18**  
**Waterford City and County Council Reference Number: D52018 6**  
**Extension and other works carried out at No 15 Village View, Clashmore,**  
**Ballyheenhy, County Waterford.**

Thank you for your letter and enclosed attachments dated 14<sup>th</sup> June 2019.

My response is as follows:

1. The 'ground level' measured by the owners of house no 15 at the adjoining house at no 18 is not the ground level, but what was intended to be raised flower beds and rockery along the wall approximately 20 years ago. Hence the additional soil nearest the boundary wall of house no 18. It is therefore not the ground level but the measurement of intended raised flower beds / rockery. Further, it is not the ground level as defined in the Planning Acts.
2. The additional soil for the intended raised flower beds is difficult to distinguish from the lawn at house no 18, because due to poor weather conditions it could not be cut for a prolonged period in picture 1. With respect to picture 2 on the boundary wall side of house no 15 this measurement is post the raising of the ground level and tarmacading by owners of house no 15. Calculations between this and the intended raised flower beds at house no 18 are not an accurate indicator of the height the ground at house no 15 was raised by. It is submitted that photographs 1-5 are therefore a red herring and largely irrelevant.
3. I cannot comment on photograph no 6 or whether the ground levels at the adjoining house i.e. at house no 14 have been altered since my submission in December 2018.
4. The drawing contains some inaccuracies with respect to the boundary walls and the locations indicated of where the photographs were in fact taken, including the shape of the boundary walls.

5. Finally, I wish to re-iterate the consequent effects and issues of my appeal of December 2018 that the raising of the ground level and development thereon have caused i.e. pollution and health risks / damage; loss of amenity with respect to gardening or growing of produce; overlooking, surveillance and loss of privacy; drainage; quiet and peaceful enjoyment of the rear and side garden, environmental unsustainability and possible building risks of the development, potential conflict for current and subsequent owners; potential risk of injury to children; loss in value of adjoining houses; the appearance and visibility of the structure in the surrounding environs.
6. The rear garden at house no 18 may be inspected by the Bord at its convenience.

Yours faithfully,

  
E. Thorsch

<b>AN BORD PLEANÁLA</b>	
27 JUN 2019	
LTR DATED _____	FROM _____
LDG- _____	
ABP- _____	