



An
Bord
Pleanála

**Ordú Boird
Board Order
PL 93.248087**

**Na hAchtanna um Pleanáil agus
Forbairt 2000 go 2017**

**Planning and Development Acts
2000 to 2017**

**Údarás Pleanála: Comhairle
Cathrach & Contae Phort Láirge**

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

**Uimhir Thagartha i gClár Pleanála:
16/698**

**Planning Register Reference
Number: 16/698**

**Uimhir Thagartha an Bhoird
Phleanála: PL 93.248087**

**An Bord Pleanála Reference
Number: PL 93.248087**

Achomharc ó Anders agus Avril Boock, faoi chúraim Peter Thomson Planning Solutions ag 4 Garrán na Prióireachta, Ceanannas, Contae Chill Cheannaigh i gcoinne an chinnidh déanta ar an 7ú lá de mhí Feabhra, 2017, ag Comhairle Cathrach agus Contae Phort Láirge cead a thabhairt do Tomás Ó Gealbháin agus Eimear Fahey, faoi chúraim Joe Moynihan Engineering i nDarú, An tSráidbhaile, Contae Phort Láirge, faoi réir coinníollacha áirithe.

Appeal by Anders and Avril Boock care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 7th day of February, 2017 by Waterford City and County Council to grant subject to conditions a permission to Tomás Ó Gealbháin and Eimear Fahey care of Joe Moynihan Engineering of Durrow, Stradbally, County Waterford.

An Fhorbairt Bheartaithe:

Teach nua i stíl bungaló, garáiste agus bealach isteach mar aon le seirbhísí eile oibre láithreáin ar Barr na Stuac, An Sean Phobal, Dún Garbhán, Contae Phort Láirge, mar a rinneadh athbhreithniú air faoi fhógra poiblí breise a fuarthas ag an údarás pleanála ar an 20ú lá de mhí Eanáir, 2017.

An Cinneadh

DIÚLTIÚ ceada don fhorbairt bheartaithe thuasluaite de réir na gcúiseanna agus tuisceana leagtha amach thíos.

Na hÁbhair a bhí Curtha san Áireamh

Ag déanamh a chinnidh, thug an Bord aird ar na nithe áirithe atá dualgas air, de bhua na n-Achtanna um Pleanáil agus Forbairt agus na Rialachán arna ndéanamh fúthu, aird a thabhairt dóibh. San áireamh bhí aon aighneacht agus tuairim a fuair an Bord faoi réir forálacha reachtúla.

Proposed Development:

Teach nua i stíl bungaló, garáiste agus bealach isteach mar aon le seirbhísí eile oibre láithreáin ar Barr na Stuac, An Sean Phobal, Dún Garbhán, Contae Phort Láirge, as revised by the further public notice received by the planning authority on the 20th day of January, 2017.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Cúiseanna agus Tuisceanna

Bheadh an fhorbairt bheartaithe mar fhorbairt fhánach agus bheadh sí ar fhorbairt píosa ar phíosa i dtalamh chúil. Dhéanfadh sí an-dochar do na háiseanna, agus luach na réadmhaoine in aice láimhe a dhímheas, a dhéanfaí fasach neamh-inmhianaithe d'fhorbairtí amach anseo. Mar sin, bheadh an fhorbairt in aghaidh pleanála cuí agus forbartha inbhuanaithe na háite.

Reasons and Considerations

The proposed development represents haphazard and piecemeal backland development which would seriously injure the amenities, and depreciate the value of, property in the vicinity and which would set an undesirable precedent for future similar developments. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Ball den Bhord Pleanála a bhfuil Údarás aige séala an Bhord a fhíordheimhniú

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

Dátaithe ar an

lá seo de

2017

Dated this the

day of

2017