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**Planning and Development Acts 2000 to 2019**

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

**Planning Register Reference Number: 18/798**

**APPEAL** by Noel McDonagh of Coxtown, Dunmore East, County Waterford and by Others against the decision made on the 27<sup>th</sup> day of June, 2019 by Waterford City and County Council to grant subject to conditions a permission to Dunmore Advisors Limited care of Fewer Harrington and Partners of Studio14, The Atrium, Maritana Gate, Canada Street, Waterford.

**Proposed Development:** Erection of a fully serviced, five bedroom two-storey (ground floor level and basement) detached dwelling with two-storey (ground floor level and first floor level) guest house with a shared entrance at ground floor level, external garage, terraces, storage area, leisure areas, provision of new vehicular entrance, landscaping and services connections, together with all other associated site works, all at Coxtown, Dunmore East, County Waterford. The proposed development was revised by further public notices received by the planning authority on the 5th day of June, 2019.

## **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.

## **Reasons and Considerations**

Having regard to -

- the location of the site on R1 zoned and serviced land within the development boundary of Dunmore East,
- the density of 1.27 dwelling units per hectare proposed, which is below the density figure of 20 units per hectare set out in the Waterford County Development Plan 2011 – 2017 for R1 (medium density) zoned land, and significantly below both the density ranges of 30-40+ dwellings per hectare in a centrally located site and 20-35 units per hectare in an edge-of-centre site as set out in Chapter 6 (Small Towns and Villages) of the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)', 2009, and
- the conflict between the low density proposed and certain National Policy Objectives (NPO) set out in Project Ireland 2040 National Planning Framework, such as NPO 18a and 33, in this regard,

it is considered that the proposed development would not be of sufficiently high density to provide for an acceptable efficiency in serviced land usage, and that the low density proposed would be contrary to the Ministerial Guidelines and to the National Planning Framework which aims to achieve compact growth through effective density and consolidation rather than more sprawl of urban development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the zoning objective for the site, as well as both local and national policy regarding density of development, and considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2020.**