



An
Bord
Pleanála

Board Direction
BD-002966-19
ABP-302150-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/05/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the objectives of the current development plan for the area, and in particular Objective DO₁₃ of the Dunmore East Plan which requires a strong building line to the public road and having regard to the pattern of development in the vicinity, it is considered that, by reason of the proposed site layout which proposes 17 houses backing onto the Killea Road, together with the extent of excavation and fill proposed to accommodate the residential development, the proposed development would be contrary to the development plan requirements and would seriously injure the visual and general amenities of the area. The proposed development would materially contravene an objective of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to its location at the edge of Dunmore East, it is considered that the proposed development would be out of character with the pattern of development in the area and would result in the poor disposition and quantity of private open space, contrary to the minimum standards stipulated in the current Waterford County Development Plan, and a road layout which would

not be conducive to pedestrian safety.

The proposed development would thereby constitute a substandard form of development which would seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 07/05/2019

Michelle Fagan