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**Board Direction**  
**BD-011230-22**  
**ABP-312657-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/09/2022.

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

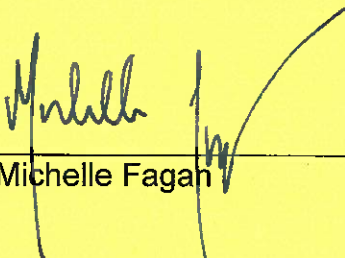
### **Reasons and Considerations**

Policy Objective Trans 09 of the Waterford City and County Development Plan 2022-2028 seeks to "ensure that all developments can provide full connectivity/permeability to the adjacent road network (pedestrian, cycle and vehicular) and/or to adjacent lands". This policy objective is considered to be reasonable. The proposed development includes an access road which is intended to serve the appeal site, adjacent lands in the ownership of the applicant to the north and east, and adjoining residentially zoned GAA club lands to the west. The design of the access road is considered to be over engineered and its overall function and tie in with adjacent landholdings is un-defined. The cumulative impact of future development proposals on the lands which will be served by the access road is not assessed within the Traffic and Transport Impact Assessment. The proposed development is considered to represent a piecemeal and haphazard development of the lands and is therefore considered to be contrary to the requirements of Policy Objective Trans 09 of the Waterford City and County Development Plan 2022-2028 and the proper planning and sustainable development of the area.

Notes:

- i. The proposed density of 20 units per hectare, which is achieved through a traditional suburban layout with in curtilage car parking and generous private open space, would not be sufficiently high to provide for an acceptable efficiency and use of serviced and zoned lands within the environs of Dungarvan, a designated Key Town within the RSES for the Southern Region. The Board considered that the proposed development would be contrary to the guidance set out within the Sustainable Residential Development Guidelines, which recommends a density of 35-50 units per ha on outer suburban/greenfield sites, Policy H 02 of the Waterford City and County Development Plan 2022-2028 which seeks to ensure that proposed new residential development is designed in accordance with the applicable guidance and standards of the time including those set out within the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), and Table 2.4 of the development plan which sets out the Core Strategy where a target residential density of 30 units per hectare is assumed for Key Towns. However, as this is a new issue and given the substantive nature of the reason for refusal above, the Board decided not to pursue the matter.
  
- ii. The Board had regard to the location within the site of lands designated for Flood Zone A and B purposes, and considered that the information submitted was deficient. However, as this is a new issue and given the substantive nature of the reason for refusal above, the Board decided not to pursue the matter.

Board Member

  
Michelle Fagan

Date: 05/09/2022

Please include a copy of the Board Direction with the Board Order.