



An
Bord
Pleanála

Board Direction
BD-013418-23
ABP-313368-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/08/2023.

Decision

Refuse permission for the above development in accordance with the said plans and particulars based on the reasons and considerations under.

Reasons and Considerations

1. The design, height and massing of the proposed development on this elevated site and proximity to the southeastern site boundary, would result in an overly dominant development, that would appear crammed into the site and visually prominent in the landscape, and would not be in character with the pattern of development in the area, and as seen from this approach road to Dunmore East. As such it would be contrary to Section 7.8 and Objective H20 (Protection of Existing Residential Amenity) of Volume one of the Waterford City and County Development Plan 2022-2028 and Section 5.9(d)(i) relative to infill development, of the 'Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' (DoEHLG 2009).
2. The proposed development would result in an increase in traffic movements to and from the site and provide for a new separate entrance onto the regional road. It has not been demonstrated in the documentation submitted to the satisfaction of the Board, that the existing entrance from the private access road could not be upgraded and utilised to provide a more suitable entrance for the redevelopment of the site. Also, that the additional traffic and turning

movements generated by the proposed entrance at this location on the Regional Road – R684 on the outskirts of the town of Dunmore East would not constitute a traffic hazard. The proposal would therefore be contrary to the proper planning and sustainable development of the area.

3. Having regard to the location of the site, and to the section of the stream to be culverted to facilitate access and parking for the proposed development, inside the front boundary and the proximity to Flood Zones A and B along the frontage to the R684 (Regional Road), the Board is not satisfied that it has been demonstrated that the proposal would be in accordance with the provisions of The Planning System and Flood Risk Management Guidelines issued by the Department of Environment, Heritage and Local Government/Office of Public Works in 2009. On the basis of the submissions made in connection with the planning application and the appeal and despite the Site Specific Flood Risk Assessment, the Board concluded that in the absence of a Justification Test as set out in Box 5.1 of the said Guidelines, that it cannot be concluded that the proposed development would not constitute an unacceptable risk of flooding, that it would conflict with the Ministerial Guidelines and would therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Liam Bergin

Date: 24/08/2023