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**Board Direction**  
**BD-013884-23**  
**ABP-313873-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/09/2023.

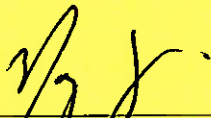
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. As shown on the Land Use Zoning Map in Volume 4 of the Waterford City and County Development Plan 2022-2028, the subject site is on land zoned 'New Residential' and Specific Development Objective DMDO6 (Objective DO6) provides that regard be had to the topography and the established pattern of development in the vicinity. The Board considered that the height, design and layout of the proposed development and the provision of two storey houses on this elevated site with views to the sea within the coastal landscape area of Dunmore East would be contrary to Specific Development DMDO6 (Objective DO6), and to Housing Policy Objective H02 of the Waterford City and County Development Plan 2022-2028. Having regard to Specific Development Objective DMDO6 (Objective DO6) and to Housing Policy Objective H02, the proposed development would be piece-meal and it has not been demonstrated to the satisfaction of the Board that the proposed development would be integrated and connected to the surrounding area in which it is located. As such it would be contrary to Housing Policy Objective H02 of the Waterford City and County Development Plan 2022-2028 and to the proper planning and sustainable development of the area.

2. The proposed development would result in the creation of a new vehicular entrance and increase in traffic movements to and from the site, adjacent to the existing entrance and access road to the west onto this busy local road. In view of the configuration of the proposed access and proximity to the existing access, it has not been demonstrated in the documentation submitted, to the satisfaction of the Board, that the proposal would not lead to proliferation of entrances and to traffic hazard for road users. In addition, it has not been demonstrated to the satisfaction of the Board that it would not adversely impact on access to the future development of the residentially zoned land to the east of the site. The proposal would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



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Mary Cregg

Date: 26/09/2023