

An
Bord
Pleanála

Board Direction
BD-017169-24
ABP-314460-22

The submissions on this file and the Inspector's reports were considered at Board meeting held on 11/03/2024 and 02/08/2024.

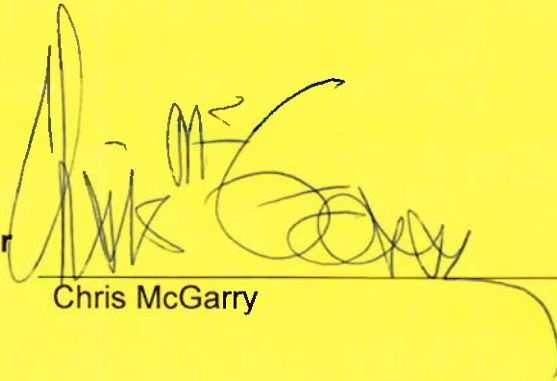
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The Board is not satisfied that sufficient information has been submitted to demonstrate that there is no potential impact from the proposed development on the subject site on the hydrology of the area. In the absence of such site-specific information the proposal would be contrary to Development Management Policy DM 36, Volume 2 of the Waterford City and County Development Plan 2022-2028. As such it has not been shown that the proposed development would not be prejudicial to public health and to the proper planning and sustainable development of the area.
2. The Board is not satisfied that sufficient information has been submitted including relevant to site entrance details and sightlines to demonstrate that the proposed development, located on a minor road which is seriously substandard in terms of width and in particular vertical alignment would not endanger public safety by reason of traffic hazard. In the absence of such site-specific information the proposal would be contrary to Development Management Policy DM 36, Volume 2 of the Waterford City and County Development Plan 2022-2028. As such it has not been shown that the

proposed development would not impact on traffic safety and the proper planning and sustainable development of the area.

Board Member

A handwritten signature in black ink, appearing to read 'Chris McGarry', written over a horizontal line.

Chris McGarry

Date: 02/08/2024