



An
Bord
Pleanála

Board Direction
BD-016622-24
ABP-318907-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2024.

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

Reasons and Considerations

1. Having regard to the location of the proposed development and the existing pattern of development in the area, it is considered that the proposed development would constitute ribbon development in a High Amenity Area, would injure the visual amenities and character of the area, would be contrary to policy objectives H 29 and H 30 of the Waterford City and County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development, which would result in the intensification of use of an access onto the Local Road L3011 at a point where a speed limit of 80 km/h applies, would endanger public safety, by reason of inadequate achievable sightlines, which would endanger pedestrians, cyclists and other road users and would, therefore, constitute a traffic hazard.

Board Member

Eamonn James Kelly
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Date: 18/06/2024