



An  
Bord  
Pleanála

**Board Direction**  
**BD-017325-24**  
**ABP-319118-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/08/2024.

The Board decided to refuse permission (on a 2:1 majority vote), generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the site's prominent location within the village of Dunmore East, to the scale, massing, and bulk of the proposed development and the level of excavation required, it is considered that, while the site is capable of accommodating a contemporary style house, the proposed design as presented would result in a development that would be out of character with the scale of development in this area and would seriously be contrary to General Housing Policy Objective H 02 of the Waterford City and County Development Plan 2022-2028, which states that the planning authority "will ensure new residential development is appropriate in terms of type, character, scale, form and density to that location". The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Stephen Bohan

**Date:** 28/08/2024