

An
Bord
Pleanála

Board Direction
BD-019772-25
ABP-321808-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/05/2025.

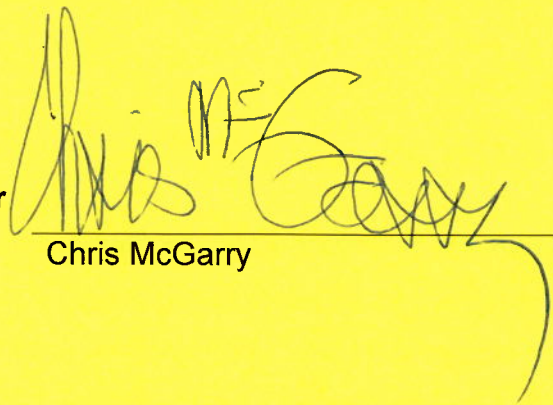
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The proposal would give rise to an intensification of an existing entrance on a section of the N25, National Primary Route, where the maximum permitted speed limit (100km/h) applies, resulting in a negative impact on the traffic safety and carrying capacity of this National Road. It is considered that the proposed development, by itself and the precedent it would set, would be contrary to the policies and objectives of the Waterford City and County Development Plan 2022-2028 namely Policy Objectives Trans 39 and Trans 41, and would be contrary to the Spatial Planning and National Roads Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in January, 2012 which seek to avoid the creation of any additional access point from new developments, or the generation of increased traffic from existing accesses, to national roads to which speed limits greater than 60kph apply. The proposed development would, therefore, give rise to a traffic hazard by reason of the movement of extra traffic generated and establish an undesirable precedent for similar type development and would be contrary to the proper planning and sustainable development of the area.

Note: The Board noted and shared the opinion of the inspector regarding the proposed partial demolition of a vernacular building. Specifically, the Board agreed that the outbuilding in question is of vernacular significance and that given the provisions of policy objective BH24 (maintaining and enhancing our vernacular buildings) insufficient justification has been put forward by the applicant for the partial demolition of the outbuilding. Ordinarily this would have warranted further consideration and potential further information from the applicant. However, having regard to the substantive reason for refusal set out above, it was decided not to pursue this matter in the context of the current appeal.

Board Member

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

Chris McGarry

Date: 26/05/2025