

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Waterford City and County

Planning Register Reference Number: 15/344

An Bord Pleanála Reference Number: PL 93.245386

APPEAL by Jane Dunne and Edmond Brick care of Peter Thomson Planning Solutions of Suite 1, Burchall House, Parnell Street, Waterford against the decision made on the 30th day of July, 2015 by Waterford City and County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a split level dwelling and outbuilding with proprietary treatment system and percolation area plus associated site works at Portally, Dunmore East, County Waterford.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. Taken in conjunction with existing development in the vicinity, the proposed development would constitute an excessive density of development and perpetuate an ad hoc and disorderly pattern of development in an unserviced rural area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the site's location on a narrow cul de sac road, the nature of the existing alignment of the public road serving the site and the substandard nature of the overall road network serving the site and area, it is considered, therefore, that the additional traffic generated by the proposed development would endanger public safety by reason of traffic hazard and would interfere with the safety and free flow of traffic.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.