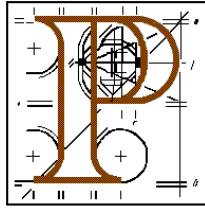


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Waterford City and County**

**Planning Register Reference Number: 15/439**

An Bord Pleanála Reference Number: PL 93.245640

**APPEAL** by John Galvin care of JP0 Architectural Associates of Studio Floor, 19 New Street, Carrick-on-Suir, County Tipperary against the decision made on the 17<sup>th</sup> day of September, 2015 by Waterford City and County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of a dormer dwelling, septic tank and percolation area, use of existing neighbouring parents site entrance, a bore well and associated site works at Brownswood, Tinhalla, 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. It is considered that taken in conjunction with existing and permitted development in the vicinity, the proposed development would give rise to an excessive concentration of effluent disposal systems and, given the proximity of the Lower River Suir Special Area of Conservation (Site Code 002137), the Board is not satisfied on the basis of the information submitted, that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on a European site, having regard to the conservation objectives of this site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
  
2. The site of the proposed development is located along a busy Regional Road R680, where it is development plan policy to protect the carrying capacity and safety of Regional Roads by restricting access thereto. It is, therefore, considered that the proposed development would contravene the provisions of the Waterford County Development Plan relating to the Regional Road network. The proposed development, by itself or by the precedent which the grant of permission for it would set for other relevant development, would adversely affect the use of a national road or other major road by traffic. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development by reason of its prominent and elevated siting and two-storey design, would be excessively visually prominent, would seriously injure the visual and scenic amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2016.**