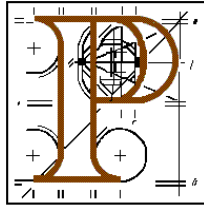


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Waterford City and County

Planning Register Reference Number: 15/670

An Bord Pleanála Reference Number: PL 93.246546

APPEAL by Niall and Michelle Quann care of Peter Thomson Planning Solutions of Suite 1, Burchall House, Parnell Street, Waterford against the decision made on the 12th day of April, 2016 by Waterford City and County Council to refuse permission.

PROPOSED DEVELOPMENT: Development consisting of the construction of a new single storey four bedroom dwelling including garage, new entrance and driveway, a wastewater treatment system and all associated site works at Callaghane, Grantstown, 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 the policy of the planning authority, as set out in the current Development Plan for the area, to control ribbon development. This policy is considered to be reasonable. The proposed development would be in conflict with this policy because, when taken in conjunction with existing and permitted development in the vicinity of the site, it would consolidate and contribute to the build-up of ribbon development in the rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public infrastructural services and facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site is located on a minor road which is seriously substandard in terms of width and alignment. The traffic generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users.

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

Dated this day of 2016.