

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Waterford City and County

Planning Register Reference Number: 17/49

An Bord Pleanála Reference Number: PL 93.248356

APPEAL by Donal and Helen Tully care of Fewer Harrington and Partners of Studio 14, The Atrium, Maritana Gate, Canada Street, Waterford against the decision made on the 21st day of March, 2017 by Waterford City and County Council to refuse permission.

PROPOSED DEVELOPMENT: Proposed erection of a fully serviced single storey dwelling, to include the provision of a new vehicular entrance off the existing entrance driveway, provision of new piers and gates to serve new dwelling, provision of a proprietary treatment system and percolation area, landscaping and boundary treatments and all associated site works, all at Parkwood Lower, Passage 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. Having regard to the objectives of the current Development Plan for the area, to the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of Environment, Heritage and Local Government in April 2005 and to the provisions of the Waterford County Development Plan 2011-2017, it is considered, based on the information submitted, that the applicant has not demonstrated a satisfactory need for an additional rural dwelling as defined by the criteria outlined in the Guidelines and the Development Pan. The proposed development would therefore, contravene policy SS3 of the Development Plan and would be contrary to the proper planning and sustainable development of the area.
2. It is considered that the development of an additional dwelling at this location, within a visually vulnerable area and along a designated scenic route would be at variance with the objectives and guidelines as set out in the Waterford County Development Plan 2011-2017. The proposed development, between the scenic route and the estuary in this attractive area, would detract from the visual and scenic amenities of the area and would be contrary to the proper planning and sustainable development of the area.
3. The proposed development is located along a regional route R683 where it is development plan policy to protect the carrying capacity and safety of regional roads by restricting access thereto. Notwithstanding the use of an existing entrance, it is considered that intensification of traffic turning movements would result from the proposed additional dwelling. It is therefore considered that the proposed development would be contrary to the provisions of the Waterford County Development Plan 2011-2017 relating to the regional road network and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2017.