



Planning and Development Acts 2000 to 2018

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 17/485

APPEAL by The Management Company of Dunmore Holiday Villas care of Jean Kelly of 6 Dunmore Holiday Villas, Killea Road, Dunmore East, County Waterford against the decision made on the 5th day of July, 2018 by Waterford City and County Council to grant subject to conditions a permission to Michael Bredican care of Tritschler Architects of 1 The Boat House, Killea Road, Dunmore East, County Waterford.

Proposed Development: Construction of a residential development comprising of nine three bedroomed detached houses, 22 three bedroomed semi-detached houses, four three bedroomed semi-detached Part V social and affordable houses, the associated road and site works including a large public outdoor space with gabion retaining walls, a surface water attenuation system and extensive landscaping treatment of boundaries and internal outdoor spaces at Killea Road, Dunmore East, County Waterford as amended by the further public notices received by the planning authority on the 12th day of June, 2018.

Decision

REFUSE permission for the above proposed development in accordance with 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, and in particular Objective DO₁₃ of the Dunmore East Plan which requires a strong building line to the public road and having regard to the pattern of development in the vicinity, it is considered that, by reason of the proposed site layout which proposes 16 houses backing onto the Killea Road as set out in the plans and particulars received by An Bord Pleanála on the 24th day of January 2018, together with the extent of excavation and fill proposed to accommodate the residential development, the proposed development would be contrary to the development plan requirements and would seriously injure the visual and general amenities of the area. The proposed development would materially contravene an objective of the current development plan for the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to its location at the edge of Dunmore East, it is considered that the proposed development would be out of character with the pattern of development in the area and would result in the poor disposition and quantity of private open space, contrary to the minimum standards stipulated in the current Waterford County Development Plan, and a road layout which would not be conducive to pedestrian safety. The proposed development would thereby constitute a substandard form of development which would seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.