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## **Planning and Development Acts 2000 to 2018**

### **Planning Authority: Waterford City and County Council**

**Application** for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 6<sup>th</sup> day of February 2019 by Kieran Wallace as Receiver over Cone Pine Properties Limited care of Cunnane Stratton Reynolds, Copley Hall, Cotters Street, Cork.

#### **Proposed Development:**

A permission for a strategic housing development on a circa 10.1225-hectare site adjacent to the existing Paddocks residential development on the Williamstown Road, Grantstown, County Waterford.

The development will consist of:

1. The construction of 324 number residential units comprising:
  - 10 number four-bed detached dwelling house (house type A1)
  - 10 number four-bed detached dwelling house (house type A2)
  - six number four-bed detached dwelling house (house type A3)
  - two number four-bed detached dwelling house (house type B1)
  - three number four-bed detached dwelling house (house type B2)
  - 49 number four-bed semi-detached dwelling house (house type C1)
  - 14 number four-bed semi-detached dwelling house (house type D1)
  - one number four-bed semi-detached dwelling house (house type D2)

- 69 number three-bed semi-detached dwelling house (house type E1)
- 27 number three-bed semi-detached dwelling house (house type E2)
- 20 number three-bed terraced house (house type F1)
- 17 number two-bed terraced house (house type G1)

A total of 11 number apartment blocks (two number apartment type Block A and nine number apartment type Block B) are also proposed, ranging between two and four storeys in height, and which contain a total of:

- four number three-bed apartments
  - 46 number two-bed apartments
  - 46 number one-bed apartments
2. The provision of a creche/childcare facility of 323 square metres including a designated external play area.
  3. Some 657 number car parking spaces including 552 number spaces serving the residential units, 81 number visitor spaces dispersed throughout the scheme and 24 number spaces serving the creche facility. Some 104 bicycle spaces across the site.
  4. The site entrance and access avenue to be upgraded to include new signage incorporating the estate name located at the Williamstown Road junction with new paving, lighting and planting.
  5. The proposal provides for pedestrian and cycle way improvements to connect with the surrounding area, including the connection of two number future pedestrian access paths up to the boundary with Cnoic Caisleann located immediately east of the proposed site and the existing residential development to the north of the site.
  6. Provision of on-site landscaping, open space, lighting, services and internal access arrangements, provision of all associated surface water and foul drainage services and connections ancillary to the residential development and all associated site development and infrastructure works. The development will also incorporate a new storm water sewer on the Dunmore Road which will

discharge into the River Suir at Kings Channel which is associated with the Island View pumping station.

## **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. The proposed development, by reason of its form and layout and its predominance of three and four bedroomed houses, would be contrary to the section 28 Ministerial Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual issued by the Department of the Environment, Heritage and Local Government in May 2009. It is considered that the development as proposed results in a poor design concept, lacks variety and distinctiveness, fails to establish a sense of place, and includes a poor quality of architectural design that does not respond appropriately to the topography of the site. Furthermore, the development does not provide sufficient high quality usable open spaces and fails to facilitate adequate and appropriate passive surveillance of green spaces and pedestrian routes. The development also fails to adequately consider the use of Sustainable Drainage Systems (SuDS) through the provision of green infrastructure proposals. The proposed development would,

therefore, be contrary to these Ministerial Guidelines which promote innovative and qualitative design solutions, would seriously injure the residential amenities of future occupants and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the Environmental Impact Assessment Report, together with the documentation submitted with the application, does not identify or describe adequately the direct, indirect, secondary and cumulative effects of the proposed development on the environment. The Board is not satisfied that the information contained in the Environmental Impact Assessment Report complies with the provisions of EU Directive 2014/52/EU amending Directive 2011/92/EU, particularly with regard to soil, traffic, noise and landscape and visual impact.

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

**Dated this          day of                                  2019**