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**Planning and Development Acts 2000 to 2018**

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

**Planning Register Reference Number: 18/808**

**APPEAL** by Maurice and Rachel KIELTY care of George Taylor of Knock, Clonea, Dungarvan, County Waterford against the decision made on the 29<sup>th</sup> day of January, 2019 by Waterford City and County Council to refuse permission.

**Proposed Development:** Change of use of a store to three number holiday let apartments and planning permission for alterations to the fenestration, for an external stairway to provide access to the apartments, a treatment system, percolation area and all ancillary works at Skehanard (Humble), Dungarvan, County Waterford.

## **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 location of the site outside a designated settlement on lands zoned Green Belt, its location adjacent to a National Primary Route with access proposed from same and its un-serviced nature, it is considered that the proposed development would be contrary with the current policies as set out in the Waterford County Development Plan 2011 - 2017, as varied, regarding holiday homes development, and would constitute ad-hoc and substandard tourism development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would give rise to an increase in trip generation and traffic movements on a section of the N25, National Primary Route, where the maximum permitted speed limit applies, resulting in a negative impact on the traffic safety and carrying capacity of this National Road. The proposed development, by itself and the precedent it would set, would be contrary to the policies and objectives of the Waterford County Development Plan 2011 - 2017, as varied, and would be contrary to the 'Spatial Planning and National Roads: Guidelines for Planning Authorities' issued by the Department of Environment, Community and Local Government in January, 2012, which seek to direct such development to appropriately zoned lands and service areas. The proposed development would, therefore, endanger public safety by reason of traffic hazard, would establish an undesirable precedent for similar type development and would be contrary to the proper planning and sustainable development of the area.

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**Maria FitzGerald**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2019.**