



Planning and Development Acts 2000 to 2019

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 18/502

APPEAL by CFS Structures Limited care of Fehily Timoney of Core House, Pouladuff Road, Cork against the decision made on the 25th day of July, 2019 by Waterford City and County Council to refuse permission.

Proposed Development: Construction of 36 residential dwellings comprising two number, two-storey, five-bedroom, detached units with optional attic conversion, 30 number, two-storey, four-bedroom, semi-detached units with optional attic conversion, two number, two-storey, three-bedroom, end of terrace units, two number, two-storey, two-bedroom, mid terrace units, two areas of public open space are to be provided, the larger of 11,842 square metres located to the south and a smaller area of 2,954 square metres to the east, all associated site works, water supply, foul and surface water drainage, and a connection to be provided to the existing road serving The Cloisters, all at The Cloisters, Farrangarrett, Ardmore, County Waterford. The proposed development was revised by further public notices received by the planning authority on the 3rd day of July, 2019

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

Having regard to the existing deficiencies in the public water supply network at this location which are not likely to be addressed in the short term, notwithstanding the siting of the development on residentially zoned lands, and to the proposal to service the development from a private water supply, it is considered that the proposed development would be premature in the absence of the required long-term public water supply, would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

Dave Walsh

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

Dated this day of 2020.