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**Planning and Development Acts 2000 to 2019**

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

**Planning Register Reference Number: 19/482**

**APPEAL** by James and Siobhan Gough care of Liam Buck of Glen, Clonea, Dungarvan, County Waterford against the decision made on the 22<sup>nd</sup> day of August, 2019 by Waterford City and County Council to refuse permission.

**Proposed Development:** Single storey dwellinghouse, garage, combined entrance, septic tank, percolation area and all ancillary site works at Ballymacmague North and Knockacullen, 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**

The proposed development would give rise to an increase in trip generation and traffic movements on a section of the N72, National Secondary Route, where the maximum permitted speed limit (100 km/h) applies, resulting in a negative impact on the traffic safety and carrying capacity of this National Road. It is considered that the proposed development, by itself or by the precedent that the grant of permission for it would set for other relevant development, would contravene the policies and objectives of the Waterford County Development Plan 2011-2017 (as extended) and be contrary to the Spatial Planning and National Roads Guidelines issued by the Department of the Environment, Community and Local Government (2012) which seek to restrict direct access to National Routes to appropriately zoned lands and service centres only. The proposed development would, therefore, give rise to traffic hazard and 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            2020.**