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**Planning and Development Acts 2000 to 2019**

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

**Planning Register Reference Number: 19/538**

**APPEAL** by Cian O'Sullivan and Elaine Leonard care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 12<sup>th</sup> day of September, 2019 by Waterford City and County Council to refuse permission.

**Proposed Development:** Construction of a single storey dwelling house, new vehicular entrance, wastewater treatment system and all associated site works at Minuan, Faithlegg, 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 site of the proposed development is served by a private access road that is substandard in terms of both width and alignment which joins the local public road (L4082) at a bend in the road where sightlines for vehicles joining the public road are restricted. It is considered that the private access road does not have capacity to reasonably accommodate the increase in vehicle movements along this road and at the junction with the L4082. In these circumstances, it is considered that the proposed development would endanger public safety by reason of a traffic hazard.

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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**