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**Planning and Development Acts 2000 to 2021**

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

**Planning Register Reference Number: P.D. 20/510**

**APPEAL** by Janice Murphy and Paul Lenehan of Glas Uaimh, Rathmoylan, Dunmore East, County Waterford against the decision made on the 29<sup>th</sup> day of July, 2021 by Waterford City and County Council to refuse permission.

**Proposed Development:** Retention of a house access road as constructed and permission for the extension of the application site boundary of planning permission 16/21 to include the access road and modifications to the entrance road sightlines and all associated works at Rathmoylan, Dunmore East, County Waterford. The proposed development was revised by further public notices received by the planning authority on the 6<sup>th</sup> day of July, 2021.

**Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

Having regard to the Scenic Landscape Evaluation of the Waterford County Development Plan 2011 – 2017 (as varied and extended) and the planning history of the site, it is considered that the proposed retention of a new section of roadway, with connections at each end to the northern portion of the existing laneway, would duplicate the means of access that is physically available to the applicant's property and would function as an optional diversion from the laneway. As such, its presence and use would be inherently confusing to road users and would be prejudicial to public safety by reason of traffic hazard. Furthermore, the construction has entailed the formation of a cutting and scar in the local landscape, which is shown as being visually vulnerable in the development plan, and so its presence seriously injures the visual amenities of the area. The development proposed to be retained and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**John Connolly**

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



Dated this 29<sup>th</sup> day of JUNE 2022.