

Planning and Development Acts 2000 to 2021

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 21/346

APPEAL by John McGrath and Lucia Quealy of Foulhouse, Clonea Road, Abbeyside, Dungarvan, County Waterford against the decision made on the 12th day of January, 2022 by Waterford City and County Council to grant, subject to conditions, permission to S and K Carey Limited care of MDP and Partners of Second Floor, 2/3 Colbeck Street, Viking Triangle, Waterford.

Proposed Development: Construction of 77 number dwellings comprising (i) 18 number two-storey, four bedroom semi-detached units with optional attic conversion (House Type A), (ii) 38 number two-storey, three bedroom semi-detached units with optional attic conversion (House Type B), (iii) eight number two-storey, two bedroom terraced units (House Type C1 and C2), (iv) seven number two-storey, four bedroom detached units with optional attic conversion (House Type D and D"h"), (v) one number single storey, three bedroom detached unit (House Type E), (vi) four number storey and a half, three bedroom semi-detached units (House Type F), and (vii) one number storey and a half, four bedroom detached unit (House Type G). The proposed development will include pedestrian access, vehicular entrance and alterations to public footpath and cycle lane all from Local Road, proposed access road, footpath and entrance to adjacent GAA grounds, 169 number

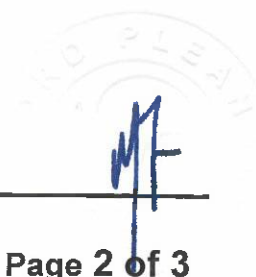
car parking spaces, private open space consisting of private rear gardens of between 51.2 square metres and 215.4 square metres to serve proposed dwellings, 0.50 hectares of public open space, foul and surface drainage, new foul connection, street lighting, landscaping, boundary treatments, alterations of site levels and all ancillary site development works necessary to facilitate the development at Duckspool, County Waterford. The proposed development was revised by further public notices received by the planning authority on the 9th day of December, 2021.

Decision

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

Reasons and Considerations

Policy Objective Trans 09 of the Waterford City and County Development Plan 2022-2028 seeks to "ensure that all developments can provide full connectivity/permeability to the adjacent road network (pedestrian, cycle and vehicular) and/or to adjacent lands". This policy objective is considered to be reasonable. The proposed development includes an access road which is intended to serve the appeal site, adjacent lands in the ownership of the applicant to the north and east and adjoining residentially zoned GAA club lands to the west. The design of the access road is considered to be over engineered, and its overall function and tie-in with adjacent landholdings is undefined. The cumulative impact of future development proposals on the lands which will be served by the access road is not assessed within the Traffic and Transport Impact Assessment.



The logo for the Waterford City and County Development Plan is located in the bottom right corner. It features a circular emblem with the text 'WATERFORD CITY AND COUNTY DEVELOPMENT PLAN' around the perimeter. Overlaid on the logo is a blue ink signature.

The proposed development is considered to represent a piecemeal and haphazard development of the lands and is therefore considered to be contrary to the requirements of Policy Objective Trans 09 of the development plan and contrary to the proper planning and sustainable development of the area.



Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 7th day of September 2022.

