



Planning and Development Acts 2000 to 2022

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 23/60531

Appeal by Richard Hanrahan care of Tom Hanrahan of 35 Kilminion Close, Ballinroad, Dungarvan, Waterford against the decision made on the 20th day of December, 2023 by Waterford City and County Council to refuse outline permission for the proposed development.

Proposed Development: Outline permission for construction of a new storey and a half/two-storey dwelling, garage, new entrance, wastewater treatment system and all ancillary works, all at Ballynalahessery North, Dungarvan, County Waterford.

Decision

REFUSE outline permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the location of the proposed development and the existing pattern of development in the area, it is considered that the proposed development would constitute ribbon development in a High Amenity Area, would seriously injure the visual amenities and character of the area, would be contrary to policy objectives H 29 and H 30 of the Waterford City and County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development, which would result in the intensification of use of an access onto the Local Road L3011 at a point where a speed limit of 80 km/h applies, would endanger public safety, by reason of inadequate achievable sightlines, which would endanger pedestrians, cyclists and other road users and would, therefore, constitute a traffic hazard.



Eamonn James Kelly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 19th day of June, 2024.