

An
Bord
Pleanála

Board Order

ABP-319052-24

Planning and Development Acts 2000 to 2022

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 23/60558

Appeal by John and Joanne Whelan care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 22nd day of January, 2024 by Waterford City and County Council to refuse permission.

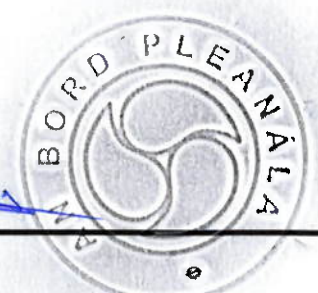

Proposed Development: Construction of a new two-storey dwelling, detached domestic garage, construction of a new vehicular entrance, the erection of new site boundaries and the installation of a new pumped effluent line discharging to the public sewer, together with all associated site works, including partial setback of existing roadside boundary, all at Ballyduff West, County Waterford.

Decision

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

Reasons and Considerations

Having regard to the backland location of the proposed development, and the existing pattern of development in the area, it is considered that the proposed development would not be acceptable in terms of location, access and connection to public services, would represent piecemeal and haphazard development, and would create an undesirable precedent for future development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam Bergin

Member of An Bord Pleanála

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

Dated this 20th day of August 2024.