

**Planning and Development Acts 2000, as amended**

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

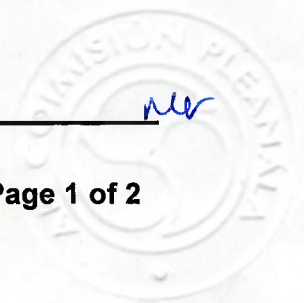
**Planning Register Reference Number: 24/154**

**Appeal** by Cyril Flavin of Clarkestown, Ardmore, County Waterford against the decision made on the 29<sup>th</sup> day of August, 2024 by Waterford City and County Council to refuse permission for the proposed development.

**Proposed Development:** Permission to construct a single storey dwelling, garage, wastewater treatment system, percolation area, widen and splay existing entrance and all ancillary site works at Lissarow, Ardmore, 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 proximity of the proposed access to the road junction to the south, and the nature of the regional road outside the site and its designation as a strategic regional road in the Waterford City and County Development Plan 2022-2028, it is considered that the applicant has not clearly demonstrated that the proposed development and resultant traffic movements would not significantly undermine road safety along the R673 Regional Road outside the site. Accordingly, it is considered that the proposed development would represent a significant safety risk to both the future residents of the dwelling as well as other road users, and that the proposed development would endanger public safety by reason of traffic hazard on the public road and would be contrary to Policy Objective Trans 44 (Regional and Local Roads/Urban Streets Policy Objective) of the development plan. The proposed development would, therefore, in itself and by the precedent it would set, be contrary to the proper planning and sustainable development of the area.

*Mary Gurrie*

**Mary Gurrie**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this *15* day of *August* 2025.

