

An
Bord
Pleanála

Board Order

ABP-321808-24

Planning and Development Acts 2000 to 2022

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 24/60449

Appeal by Jack and Olive O'Donnell care of Richard Keating of 16 Western Bay, Dungarvan, County Waterford against the decision made on the 17th day of January, 2025 by Waterford City and County Council to refuse permission.


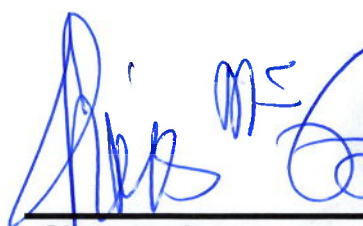
Proposed Development: Removal of a section of a farm outbuilding for sightline purposes and the construction of a new storey-and-a-half type house, a wastewater treatment system and an entrance along with all associated site works, all at Newtown, Dungarvan, County Waterford.

Decision

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

Reasons and Considerations

The proposed development would give rise to an intensification of an existing entrance on a section of the N25, National Primary Route, where the maximum permitted speed limit (100km/h) applies, resulting in a negative impact on the traffic safety and carrying capacity of this National Road. It is considered that the proposed development, by itself and the precedent it would set, would be contrary to the policies and objectives of the Waterford City and County Development Plan 2022-2028, namely Policy Objectives Trans 39 and Trans 41, and would be contrary to the Spatial Planning and National Roads Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in January, 2012 which seek to avoid the creation of any additional access point from new developments, or the generation of increased traffic from existing accesses, to national roads to which speed limits greater than 60kph apply. The proposed development would give rise to a traffic hazard by reason of the movement of extra traffic generated, would establish an undesirable precedent for similar type development, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

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

Dated this 2nd day of May 2025.