



An  
Bord  
Pleanála

**Board Direction**  
**BD-005135-20**  
**ABP-304962-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/02/2020.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to

- the location of the site on R1 zoned and serviced land within the development boundary of Dunmore East,
- the density of 1.27 dwelling units per hectare proposed, which is below the density figure of 20 units per hectare set out in the Waterford County Development Plan 2011 – 2017 for R1 (medium density) zoned land, and significantly below both the density ranges of 30-40+ dwellings per hectare in a centrally located site and 20-35 units per hectare in an edge-of-centre site as set out in Chapter 6 (Small Towns and Villages) of the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)', 2009, and
- the conflict between the low density proposed and certain National Policy Objectives (NPO) set out in Project Ireland 2040 National Planning Framework, such as NPO 18a and 33,

it is considered that the proposed development would not be of sufficiently high density to provide for an acceptable efficiency in serviced land usage, and that the low density proposed would be contrary to the Ministerial Guidelines and the National Planning Framework which aims to achieve compact growth through effective density and consolidation rather than more sprawl of urban development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the zoning objective for the site, as well as both local and national policy regarding density of development, and considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 13/02/2020

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John Connolly