



An  
Bord  
Pleanála

**Board Direction**  
**BD-006903-20**  
**ABP-307326-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/11/2020.

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

### **Reasons and Considerations**

Having regard to the location of the site of the proposed development on unzoned lands within an area designated as a Stronger Rural Area, as identified in the Wexford County Development Plan 2013-2019 and notwithstanding the fact that the applicant grew up in the area and has been able to demonstrate compliance with the requirements of Table 12 of the development plan, nonetheless, taking account of the fact that the applicants' housing need is already met in Waterford city where they are both currently employed, a distance of 35 kilometres from the proposed development in question, as well as considering relevant national, regional and local policies and guidance, including National Policy Objective 19 of the National Planning Framework (2018), the Regional Spatial and Economic Strategy for the Southern Region (2020) and the Sustainable Rural Housing Guidelines for Planning Authorities (2005), the Board considered that a genuine and justifiable need for housing in this rural area has not been sufficiently demonstrated and that the proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would also negatively impact on the viability of smaller towns and villages. Therefore, the proposed development would not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not accept that the applicant has sufficiently demonstrated a genuine economic and social need, as opposed to a strong social desire, to live in this rural area, having regard to their current housing and employment arrangements.

**Board Member**

**Date:** 10/11/2020

---

Dave Walsh