



Board Direction

Ref: PL93.246010

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 17th 2016.

The Board decided, by a vote of 2:1, to refuse permission in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Taken in conjunction with existing housing in the area, the proposed development would create a pattern of undesirable ribbon development along the public road, would constitute an excessive density of housing development in this rural area, would be contrary to the recommendations of the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005 and the Waterford County Development Plan 2011-2017, would detract from the character of the area, would lead to demands for the uneconomic provision of services and facilities and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the proposed dwelling on a prominent upland site, it is considered that the proposed development would seriously injure the amenities of the area, would set an undesirable precedent for other such development and would be contrary to Policy ENV 5 as set out in the Waterford County Development plan 2011-2017. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 17th May 2016
Philip Jones