



## Board Direction

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**Ref: PL93.246251**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27<sup>th</sup> June 2016.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

### Reasons and Considerations

1. Having regard to the location of the subject site in an Area Under Urban Pressure as designated in the Development Plan for Waterford City and County wherein it is the policy of the PA to direct urban generated development to areas zoned for housing in the adjoining service centres and settlement nodes, the Board considers the PD would be an urban generated development by reason of the applicant's nature and place of employment and that the applicant furthermore fails to comply with the criteria for rural housing set out in section 4.10 of the CDP. The PD would therefore be a material contravention of the CDP and would be contrary to the PP and SD of the area.
2. The PD represents haphazard and piecemeal backland development which would seriously injure the amenities, and depreciate the value, of property in the vicinity and which would present an undesirable precedent for future similar developments.
3. The PD is located in an area of the county which is identified in the CDP as "sensitive" from a landscape perspective. It is considered that the PD would exacerbate the residential over-development of this area, would tend to militate against the visual and other amenities of the rural environment and would, therefore, be contrary to the PP and SD of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considers that the applicant fails to comply with the policies of the DP with regard to rural housing need.

Board Member: \_\_\_\_\_  
G.J. Dennison

Date: 27<sup>th</sup> June 2016