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Bord  
Pleanála

**Board Direction**  
**PL93.247762**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on the 5<sup>th</sup> of July 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

- 1 Having regard to the location of the site within an area designated as an Area Under Strong Urban Influence as identified in the Waterford County Development Plan and in an area where housing is restricted to persons demonstrating local need, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Development Plan for a house at this location. 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. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site is located in an exposed position in an area designated in the current Waterford County Development Plan as a visually vulnerable area by reason of its exposed and highly sensitive location close to the village of Ardmore. It is considered that the construction of a house on the site would be detrimental to the high scenic amenity of the area and would conflict with the policies of the Waterford County Development Plan regarding the protection of

landscapes and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 6<sup>th</sup> July 2017

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Conall Boland