



An
Bord
Pleanála

Board Direction
PL 93.248356

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1st August 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 objectives of the current Development Plan and the "Sustainable Rural Housing Guidelines of Planning Authorities" issued by the Department of Environment, Heritage and Local Government in April 2005, and the provisions of the Waterford County Development Plan 2011-2017, it is considered that based on the information submitted, that the applicant has not demonstrated a satisfactory need for an additional rural dwelling as defined by the criteria outlined in the guidelines and the development plan. The proposed development would therefore, contravene policy SS3 of the Development plan and therefore be contrary to the proper planning and sustainable development of the area.

2. It is considered that the development of an additional dwelling at this location, within a visually vulnerable area and along a designated scenic route would be at variance with the objectives and guidelines as set out in the Waterford County Development Plan 2011-2017. The proposed development, between the scenic route and the estuary in this attractive area, would detract from the visual and scenic

amenities of the area and would be contrary to the proper planning and sustainable development of the area.

3. The proposed development is located along a regional route R683 where it is development plan policy to protect the carrying capacity and safety of regional roads by restricting access thereto. Notwithstanding the use of an existing entrance, it is considered that intensification of traffic turning movements would result from the proposed additional dwelling. It is therefore considered that the proposed development would contravene the provisions of the Waterford County Development Plan relating to the regional road network and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: the Board noted the inspector's concerns in relation to drainage but decided not to seek further information on this matter owing to the substantive nature of the refusal reasons.

Board Member

Date: 2nd August 2017

Conall Boland

Please issue a copy of the Board Direction with the Order.