



An
Bord
Pleanála

Board Direction
PL93.248547

The submissions on this file and the Inspector's report were considered at a Board meeting held on December 7th 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. The site is located at the eastern edge of the suburbs of the city of Waterford, and on lands zoned, in the Waterford City Development Plan 2013 – 2019, predominantly as “Undeveloped Residential”, and designated in this Plan as Phase 2 residential land. On the basis of the documentation submitted with the application and appeal, including the documentation submitted during the oral hearing, the Board is not satisfied that the development of these Phase 2 lands is appropriate in the absence of satisfactory evidence that all or a majority of Phase 1 residential lands within the city are not available for development. Furthermore, it is considered that the “core strategy statement” submitted with the application does not demonstrate, to the satisfaction of the Board, that development of the subject site is necessary to ensure continuity of housing supply in the city. The proposed development would accordingly be contrary to the provisions of the “Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas” issued by the Department of the Environment, Heritage and Local Government in 2009,

which sets out the importance of the sequential approach to development and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the scale, density and nature of the proposed development, including the predominance of large three and four bedroomed detached and semi-detached houses, and the provisions of the “Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas” issued by the Department of the Environment, Heritage and Local Government in 2009 in relation to housing density in outer suburban/greenfield sites in cities and larger towns, it is considered that the proposed development would result in an inadequate housing density that would give rise to an inefficient use of zoned residential land, would contravene Government policy to promote sustainable patterns of settlement, and would, therefore, be contrary to the provisions of these Guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. On the basis of the information provided with the application and appeal, and in particular having regard to the uncertainties regarding the adequacy of the sewerage and surface water drainage proposals for the development, and the in-combination effects of sewage overflows from this and other residential developments in the area, and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects, would not be likely to have a significant effect on the Lower River Suir Special Area of Conservation (site code 002137) in view of the site’s conservation objectives. In such circumstances the Board is precluded from granting permission.
4. The proposed residential development, by reason of inadequate private open space provision for a number of the proposed houses, and in particular the houses in Blocks F/G and F1/G1, in combination with relatively poor

orientations and aspects, would give rise to a substandard form of residential development, which would seriously injure the residential amenities of future occupants, and would constitute an inadequate form of residential amenity, in both quantitative and qualitative terms. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 11th December 2017

Philip Jones