



An
Bord
Pleanála

Board Direction
BD-002362-19
ABP-302134-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/02/2019.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the location of the site of the proposed development within an area zoned Green Belt and designated within Chapter Three of the Waterford County Development Plan as an Area Under Urban Pressure, and in the absence of sufficient evidence of a genuine and justifiable need for housing in an area designated as being under urban pressure, in compliance with the relevant rural housing policy and criteria set out in the current Waterford County Development Plan 2011-2017, National Policy Objective 19 of the National Planning Framework (2018) and the Sustainable Rural Housing Guidelines for Planning Authorities (2005), 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. Therefore, the proposed development would not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not share her view that the applicant has demonstrated sufficient a genuine economic and social need to live in a rural area under urban pressure.

Board Member

Date: 14/02/2019

Dave Walsh