



An
Bord
Pleanála

Board Direction
BD-001680-18
ABP-302388-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/11/2018.

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

Reasons and Considerations

The proposed development is located in an area classified as Under Urban Pressure under the Waterford County Development Plan 2011-2017, for which the key development plan objectives are, "on the one hand, to facilitate the housing requirements of the local rural community, subject to satisfying site suitability and technical considerations, whilst on the other hand directing urban generated development to areas zoned for housing in the adjoining service centres and settlement nodes". Having regard to the fact that the applicant is from the urban/zoned area of Ardmore Village, it is considered that the applicant does not have a rural generated housing need in accordance with Section 4.9.1 of the County Development Plan. It is also considered that the proposed development would not comply National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018 which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, The proposed development would, therefore, contravene materially the development objective, as set out in the Development

Plan, would not be consistent with national policy and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 19/11/2018

Terry Prendergast