



An
Bord
Pleanála

Board Direction
BD-002536-19
ABP-302882-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/03/2019.

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 in an area under urban influence, and to 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, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and does not comply with National Policy Objective 19. The proposed development, in the absence of any identified locally based need for the house, 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.
- (2) Taken in conjunction with existing development in the area, the proposed development would give rise to an excessive density of development in a rural

area lacking certain public services and community facilities and served by a poor road network. It is policy of the planning authority, as expressed in Policy SS4 of the Waterford County Development Plan 2011-2017, to direct urban generated housing development in Areas Under Urban Pressure into the adjoining zoned settlements. It is considered that the proposed development would constitute urban generated housing, would contravene Development Plan policy and would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 08/03/2019

John Connolly