



An  
Bord  
Pleanála

**Board Direction**  
**BD-002759-19**  
**ABP-303083-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/04/2019.

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 comply with National Policy Objective 19. Furthermore, the board considered that the proposed development constituted urban generated housing and did not comply with Policy SS4 of the Waterford County Development Plan 2011-2017 which seeks to direct urban generated housing development in Areas Under Urban Pressure into adjoining zoned settlements. In the absence of such compliance, 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. The proposed

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

**Board Member**

**Date:** 04/04/2019

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Maria FitzGerald