



An
Bord
Pleanála

Board Direction
BD-003953-19
ABP-304218-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/09/2019.

The Board decided to defer consideration of this case and to issue a Section 137 notice to the parties, as follows:-

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 current Waterford County Development Plan as an Area Under Urban Pressure, in an area under strong urban influence as set out in the sustainable Rural Housing Guidelines wherein it is the policy to distinguish between urban generated and rural generated housing and having regard to the nature and location of the applicant's employment within Waterford City, it considered that the proposed development would represent urban generated housing in a rural area. Furthermore, 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 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" issued by the Department of the Environment, Heritage and Local Government in April 2005, it is considered that 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 not, therefore, be in accordance with the proper planning and sustainable development of the area.

(Allow 3 weeks)

Board Member:

Date: 03/09/2019

Terry Ó Niadh