



An  
Bord  
Pleanála

**Board Direction**  
**BD-005079-20**  
**ABP-305370-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/02/2020.

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

### **Reasons and Considerations**

In coming to its decision, the Board had regard to

- the site of the proposed development in the rural area of Waterford City and on lands zoned 'agriculture' in the Waterford City Development Plan, 2013-2019, where it is the stated objective to protect and conserve rural character and preserve agricultural uses'
- the provisions of national policy, as set out in National Policy Objective 19 of the National Planning Framework, 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.
- the documentation submitted with the application and appeal,
- the report of the inspector

the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural and unserved area. The Board considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, and having regard to the provisions of the current Waterford City Development Plan, 2013-2019, would contravene the zoning objective afforded to the site and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 04/02/2020

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Paul Hyde