



An
Bord
Pleanála

Board Direction
BD-008072-21
ABP-307855-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/05/2021.

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

Reasons and Considerations

1. The subject site is located within an area zoned in the Waterford County development Plan 2011-2017 (as varied and extended) as Airfield Reserve Area, where it is an objective to allow the future expansion of Waterford Regional Airport and reserve lands free from inappropriate development which may prejudice the future expansion of the airport. The proposed development would materially contravene this objective and is considered to be contrary to the proper planning and sustainable development of the area.
2. The proposed development constitutes haphazard backland development, being situated to the rear of dwellings positioned along a public roadway and accessed from a laneway positioned between two existing dwellings resulting in a loss of privacy to the rear of the dwelling and would seriously injure the existing amenities associated with the dwellings. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Note:

The Board had regard to the location of the site within an 'area under urban pressure' as designated in the current rural policy of the Waterford County development Plan 2011-2017, and to National Policy Objective 19 of the National Planning Framework (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 has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19 and the applicant does not come within the scope of the housing need criteria set out in the Waterford County development Plan 2011-2017. In the absence of evidence of a genuine and justifiable need for housing in this area, designated as being under urban pressure, the proposed development could be regarded as contributing to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. However, the Board decided not to include this as an additional reason having regard to the substantial reasons for refusal above.

Board Member



Stephen Bohan

Date: 04/05/2021

[Please issue a copy of this Direction with the Board Order to the parties.]