



An
Bord
Pleanála

Board Direction
BD-008060-21
ABP-308480-20

The submissions on this file and the Inspector's report were considered at a Board meetings held on 24th March 2021 and 27th April 2021.

At the meeting of the 24th March 2021, the Board decided to defer consideration of the case and to issue a Section 137 notice to the parties

At a further meeting dated 27th April 2021, the Board considered the submission received from the applicant in response to the Section 137 notice and decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The site is located in an area zoned 'Undeveloped Residential (Subject to Phasing)' in the Waterford City Development Plan 2013-2019, as varied. A density of approx. 10 no. units per hectare is proposed. Notwithstanding the physical constraints on site, this density is significantly below the minimum 35 units per hectare set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) for an 'Outer Suburban/'Greenfield' Site'. It is considered that the low density would conflict with National Policy Objectives NPO 3b, NPO 5 and NPO 11 as set out in National Planning Framework Project Ireland 2040. Therefore, the proposed development would be contrary to national policy and would be contrary to the proper planning and sustainable development of the area.

Board Member


Michelle Fagan

Date: 30/04/2021

