

An
Bord
Pleanála

Board Direction
BD-008147-21
ABP-309066-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/05/2021.

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

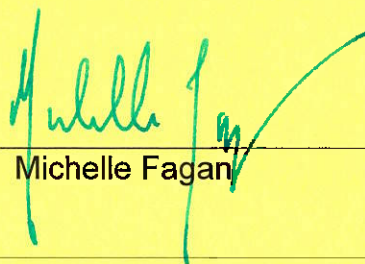
Reasons and Considerations

1. Having regard to the location of the site within an 'Area Under Urban Pressure' where housing is restricted to persons demonstrating local need in accordance with the current Waterford County Development Plan 2011-2017, it is considered that the applicants do not come within the scope of the housing need criteria as set out in the Development Plan for a house at this location. 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.
2. The site contains a coniferous woodland. Policy NH 11 of the Waterford County Development Plan 2011-2017 states, inter alia, it is policy to encourage the retention of sites of local biodiversity value, which this is considered to be. To permit the development would entail the removal of the woodland environment, would be contrary to the provisions of Policy NH 11 and the zoning objective of the area as set out in the Development Plan to protect and improve rural amenity. The proposed development would,

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

Note: Having regard to the location of the site within a rural area under urban influence, 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. The proposed development would contribute 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. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Michelle Fagan

Date: 13/05/2021