

An
Bord
Pleanála

Board Direction
BD-008580-21
ABP-309520-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/06/2021.

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

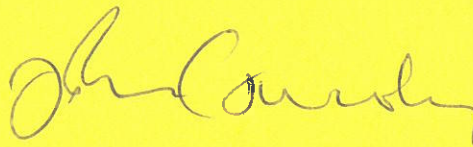
- the location of the site within an "Area Under Strong Urban Influence" as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005,
- the National Planning Framework – National Policy Objective (NPO) 19 which, for rural areas under urban influence, provides for 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 town and rural settlements, and
- the location of the site in an area where housing is restricted to persons demonstrating local need in accordance with the Waterford County Development Plan 2011-2017 (as varied and extended),

it is considered that the applicant does not come within the scope of the housing need criteria as set out in the national or local policy for a house at this location. The proposed development, in the absence of any identified locally based need for the house, 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 proposed development would exacerbate undesirable ribbon development in a rural area outside lands zoned for residential development, would contravene the provisions of Section 11.1 (Ribbon Development) of Variation No. 1 of the Waterford County Development Plan 2011-2017 (as varied and extended) and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Date: 22/06/2021

John Connolly