

An
Bord
Pleanála

Board Direction
BD-011323-22
ABP-309919-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/09/2022.

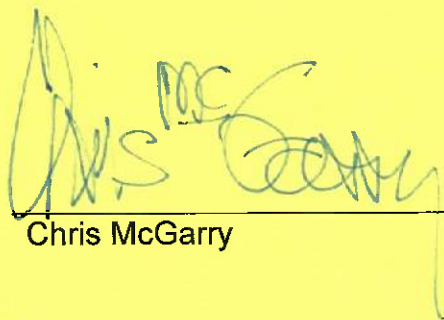
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the location of the site within an area under urban influence, as identified by the Waterford City and County Development Plan 2022-2028 and the relevant provisions of the development plan which seek to facilitate rural housing proposals in areas under urban influence based on the core consideration of demonstrable economic, social or local need to live in a rural area, as well as general siting and design criteria, and to National Policy Objective 19 of the National Planning Framework which, for rural areas under urban influence seeks to facilitate rural housing proposals based on the core consideration of demonstrable economic or social need to live in the rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements, and on the basis of the documentation submitted with the application and appeal the Board is not satisfied that the applicants have a demonstrable economic or social need to live in this rural area. In the absence of a demonstrated housing need at this location, the proposed development would result in a haphazard and unsustainable form of 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 be contrary to overarching national policy and having regard to the relevant provisions of the Waterford City and County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 27/09/2022