



An
Bord
Pleanála

Board Direction
BD-011286-22
ABP-310025-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/09/2022.

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 information presented with the application and appeal, the Board is not satisfied that the functional relationship between the development that is proposed to be retained and the agricultural use have been sufficiently established. In the absence of sufficient evidence in this regard, the Board considered that the structure is more akin to residential use as this rural location not associated with any permitted dwelling and having regard to the provisions of the Waterford City and County Development Plan 2022-2028, the development that is proposed to be retained represents an inappropriate form of development, would be out of character with the existing established pattern of development in the rural area and would militate against the preservation of the rural environment. The development, if permitted, would also set an undesirable precedent for similar types of development in the rural area, and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Patricia Calleary
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Date: 20/09/2022