

An  
Bord  
Pleanála

**Board Direction**  
**BD-012122-23**  
**ABP-311406-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/05/2023.

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

#### **Reasons and Considerations**

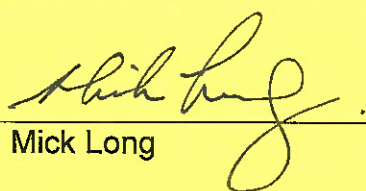
1. The appeal site is located within a designated Tier 4 A Rural Town within the settlement hierarchy set out in the Waterford City and County Development Plan 2022-2028. Policy CS16 of the Waterford City and County Development Plan 2022-2028, which relates to designated Rural Towns and Villages states that it shall be the policy of the planning authority to ensure that: "*The scale of a proposed housing development is consistent with the number of housing units appropriate to the class/typology of the settlement as set out in Section 2.9 and Table 2.2*". Table 2.2 of the Development Plan identifies that designated 4A Rural Towns "*can support a maximum of c.20 houses during the lifetime of the Development Plan*". The proposed development would therefore be contrary to the requirements of Policy CS16 of the Waterford City and County Development Plan 2022-2028 which seeks to ensure that development proposals are "*compatible with the context of the site in terms of character, scale and density*" and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The appeal site is located within a designated Gaeltacht Area. Specific Development Objective GDDO1 of the Waterford City and County

Development Plan 2022-2028 states that *"It is an objective of the Council to protect and promote the linguistic heritage of the Gaeltacht through the use of occupancy conditions restricting the sale or occupation of dwellings to those who have demonstrated reasonable fluency of the Irish language and/or person's native to the Gaeltacht"*. The proposed development, by reason of its scale and suburban style layout and existing/proposed site levels, would be out of character with the established pattern of development in this rural Gaeltacht area and has failed to demonstrate that the proposal would not detrimentally impact on the linguistic integrity of the area.

3. The proposed development would be premature pending the required upgrading of the sewer network servicing this location and would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The findings of the Inspector in relation to Appropriate Assessment are noted but having regard to the other substantive reasons for refusal were not pursued further.

**Board Member**

  
Mick Long

**Date:** 09/05/2023