



An  
Bord  
Pleanála

**Board Direction**  
**BD-015254-24**  
**ABP-313785-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/01/2024.

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 proposed development in a Rural Area under Strong Urban Influence according to the Waterford City and County Development Plan 2022-2028 (Map 6:Miscellaneous Map, The Rural Housing Classification), where in accordance with Policy Objective H28 the provision of housing is based on the core consideration of demonstrable economic, social or local need, it is considered that, based on the information submitted with the application and the appeal, the applicant has not demonstrated a housing need in compliance with the Policy H28 as the applicant owns and occupies a house on an adjacent site in this rural area. 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. The proposed development would, therefore, be contrary to the Development Plan provisions relating to sustainable rural housing and would, thus, be contrary to the proper planning and sustainable development of the area.

**Board Member**

Eamonn James Kelly  
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**Date:** 29/01/2024

Note

Regarding the Inspector's proposed second reason for refusal, the Board noted the coastal location of the site in an area designated as being of low sensitivity under the Development Plan with a potential to absorb a wide range of new developments.