

An
Bord
Pleanála

Board Direction
BD-014199-23
ABP-314234-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/10/2023.

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

Reasons and Considerations

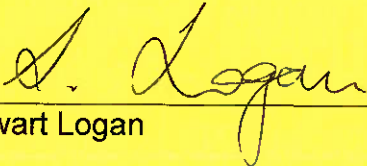
Having regard to: -

1. (i) The location of the site in an unserviced rural area under urban influence, the Board is not satisfied that the applicant has demonstrated compliance with the qualifying criteria for rural housing of economic or social need as per Section 7.11.2 and Objective H28 of Volume 1 of the Waterford City and County Development Plan 2022-2028.
- (ii) the national policy, as set out in National Policy Objective 19 of the National Planning Framework 2018 and the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and local Government in April 2005, that facilitate the provision of 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 towns and rural settlements, and
- (iii) the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has provided sufficient justification for a rural housing need to live in this rural area, or that the applicant's housing need cannot be satisfied in a smaller town or rural settlement. In the absence of a

sufficient justification, it is considered that the proposed development would contribute to the development of random rural housing 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 the Sustainable Rural Housing Guidelines and to overarching national policy, and the 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.

2. It is considered that the proposed development would add to the proliferation of vehicular entrances in the area and would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a local road that is substandard in terms of width and alignment. It is also considered that compliance with Development Management DM 48 of Volume 2 of the Waterford City and County Development Plan 2022-2028, has not been demonstrated having regard to the achievement of sightlines and the protection of the integrity of the roadside hedgerow.

Board Member


Stewart Logan

Date: 19/10/2023