

An
Bord
Pleanála

Board Direction
BD-014709-23
ABP-314774-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/11/2023.

The Board decided by a majority of 2:1 to refuse permission for the following reasons and considerations.

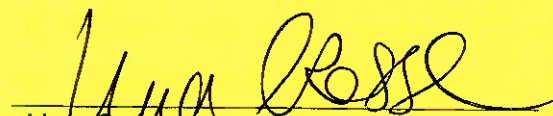
Reasons and Considerations

Having regard to the residential zoning objective for the site, the current provisions of the Waterford City and County Development Plan 2022-2028, in particular policy H 02 and Section 3.2 of Volume 2, and the provisions of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) issued to planning authorities under section 28 of the Planning and Development Act, 2000, as amended which are referenced in aforementioned Policy H 02 and Section 3.2, it is considered that the proposed development would not be developed at a sufficiently high density to provide for acceptable efficiency in land usage given the proximity of the site to established social and community facilities in the vicinity and connectivity to the City centre and would not conform to the minimum densities of 35-50 units per hectare on outer suburban/greenfield sites in Cities and Larger Towns as recommended in the Guidelines. The proposed development would, therefore, be contrary to policy H 02 of the Waterford City and County Development Plan 2022-2028, would set an undesirable precedent for residential development in the area and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the concerns raised by the Inspector in respect of the density which the Inspector considered could be overcome by the density likely to arise from the overall development of the wider lands. The Board considered that the proposed development should not rely on future development to comply with minimum residential density provisions, and at just under 30 units per hectare, the Board considered that the development as proposed would not provide a sufficiently sustainable density for this serviced site and could set an inappropriate precedent in the area. The Board considered in particular that the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) state that densities of less than 30 dwellings per hectare are generally discouraged in the interest of land efficiency particularly on sites in excess of 0.5 hectares.

The Board had further reservations in respect of the layout and design of the proposed development, which it considered incorporates an unsatisfactory configuration of parallel roads and cul-de-sacs. Furthermore, notwithstanding that the proposal was stated to be phase 1 of a larger development area, the Board had concerns as to the extent of development proposed within the current application which provides for parts of open spaces and parts of terraces of dwelling units. However, given the substantive reason for refusal outlined above, it was decided not to pursue these matters in the current application.

Board Member


Una Crosse

Date: 28/11/2023