



An
Bord
Pleanála

Board Direction
BD-015622-24
ABP-315942-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/02/2024.

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

Reasons and Considerations

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| 1 | Having regard to the location of the site within an 'Area Under Strong Urban Influence' as identified in the Waterford City and County Development Plan 2022-2028, where housing is restricted to persons who can demonstrate rural-generated housing need requirements in accordance with Policy Objective H28 New Homes in Open Countryside, and given that the development site is not considered to come within the scope of an existing dwelling as defined under section 7.1 of the development plan and related Policy Objective H31, and with regard to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018 which, for rural areas under urban influence, seeks to 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, the Board is not satisfied that the applicant has sufficiently demonstrated that they have a rural-generated housing need. As a result, the Board considers that the proposed development would contribute to the further |
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| | <p>encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure.</p> <p>The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.</p> |
| 2 | <p>Given the lack of information regarding existing domestic water supplies and wastewater treatment systems adjacent to the site, the Board is not satisfied that the site is capable of treating foul effluent arising from the dwelling in accordance with the standards set out in the Code of Practice for Wastewater Treatment and Disposal Systems serving Single Houses (Environmental Protection Agency 2021) and considers that the method of foul water disposal will render the treatment of the effluent unacceptable and could increase the risk of serious water pollution. Accordingly, the proposed development would be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.</p> |

Note:

The Board considered whether the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a local road at a point where sightlines are restricted in both directions but given the substantive reasons for refusal above, did not pursue the matter.

Board Member



Liam Bergin

Date: 28/02/2024