

An  
Bord  
Pleanála

**Board Direction**  
**BD-016170-24**  
**ABP-316026-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/04/2024.

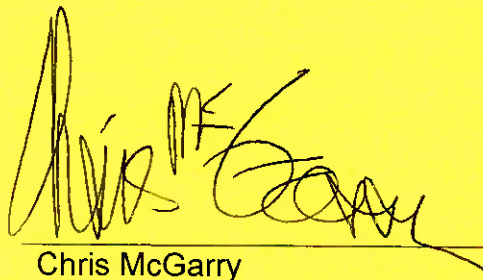
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

**Reasons and Considerations**

Having regard to the location of the site within an "Area Under Strong Urban Influence" as identified in Waterford City and County Development Plan 2022-2028 and to Policy H28 in an area where housing is restricted to persons demonstrating economic, social or local need, on the basis of the documentation submitted with the application and appeal, it is considered that the applicants have not demonstrated that they come within the scope of the housing need criteria as set out in the Development Plan, for an additional residential unit at this location. In the absence of a substantiated rural housing need, the development for which retention permission is sought and the proposed development, would be inconsistent with the relevant provisions of the development plan and would mitigate against the efficient provision of public services and infrastructure at this location. Therefore, the development for which retention permission is sought and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** the Board noted recommended reason for refusal no. 2 (development plan policy ECON 24, relating to tourist accommodation) as set out in the Inspector's report. The Board shared the opinion of the Inspector, that the development of additional tourism accommodation at this location might not be in accordance with policy ECON 24. However, the application as lodged and as stated in the statutory planning notices, refers to dwellings, not tourism accommodation. In this regard, the attachment of reason no. 2 was not considered warranted in the current appeal context.

**Board Member**



Chris McGarry

**Date:** 29/04/2024