



An
Bord
Pleanála

Board Direction
BD-017299-24
ABP-319177-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/08/2024.

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

Reasons and Considerations

It is the policy of Waterford City and County Development Plan 2022-2028, Section 7.11, to encourage development in towns and villages and 'to facilitate housing in the countryside based on the core consideration of demonstrable social, economic or local need' (Policy H28). The proposed development is located in the open countryside in a Rural Area Under Strong Urban Influence, as designated in the County and City Development Plan. Based on the information provided with the planning application and the appeal, the Board is not satisfied that the applicant has satisfactorily established a 'demonstrable economic, social or local need' to live in the rural area. In the absence of a demonstrable rural housing need for a house in this location the proposed development would conflict with the stated policies of the Waterford City and County Development Plan 2022-2028 and would not be in keeping with the National Policy Objective 19 of the National Planning Framework, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Patricia Calleary
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Date: 23/08/2024