

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Waterford City and County

Planning Register Reference Number: 15/272

An Bord Pleanála Reference Number: PL 93.245483

APPEAL by James O'Sullivan care of Peter S. Carroll and Associates Architects of 6 Colbeck Street, Waterford against the decision made on the 20th day of August, 2015 by Waterford City and County Council to grant subject to conditions a permission to J and B Neville Construction Limited care of Patrick Halley and Associates of Burchall House, Parnell Street, Waterford in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Change of house type to replace four number three-storey duplex blocks, eight number two-storey mid terraced units and 18 number two-storey semi-detached house units with 14 number two-storey three-bedroom semi-detached units and 14 number two-storey four-bedroom detached units (loss of 30 number units) in previously approved residential development (planning register reference number 05/06 and An Bord Pleanála appeal reference PL31.216423) together with associated site works at Knockboy, Waterford, as amended by the revised public notice received by the planning authority on the 4th day of August, 2015.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the nature, scale and housing density of the proposed development, the planning history of the overall site including the permission granted under An Bord Pleanála appeal reference number PL31.216423 (planning authority register reference number 05/60), and the provisions of the “Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas” issued by the Department of the Environment, Heritage and Local Government (2009) in relation to housing density in outer suburban/greenfield sites in cities and larger towns, it is considered that the proposed development would result in an inadequate housing density that would give rise to an inefficient use of zoned residential land and of the infrastructure supporting it, would contravene Government policy to promote sustainable patterns of settlement, and would, therefore, be contrary to the provisions of the said Guidelines, both by itself and in conjunction with the reduction in residential density permitted under planning authority register reference number 14/50053. The proposed development would, therefore, 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 considered that the proposed housing density would result in the inadequate utilisation of zoned and serviced residential land and of the infrastructure supporting it, and would be contrary to the provisions of the “Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas” in relation to housing density in outer suburban/greenfield sites in cities and larger towns.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.