

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Waterford City and County**

**Planning Register Reference Number: 15/469**

An Bord Pleanála Reference Number: PL 93.245769

**APPEAL** by Denis and Martina McCarthy of Ballymacarbry, County Waterford against the decision made on the 3<sup>rd</sup> day of November, 2015 by Waterford City and County Council to grant subject to conditions a permission to Tom Morrissey care of Will McGarry of 15 Mary Street, Clonmel, County Tipperary.

**PROPOSED DEVELOPMENT:** Construction of a dwellinghouse, garage, entrance, treatment system, percolation area and all associated site development works at Ballymacarbry, County Waterford.

## **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**

1. Having regard to the location of the subject site within a Stronger Rural Area, as set out in the current Development Plan for the area, and within an area of pressure where there is already a significant level of individual housing, and having regard to the policies in this Plan in respect of housing in rural areas, and in particular policies SS5 and SS6, it is considered, based on the documentation submitted with the application and appeal, that the proposed development would represent urban-generated rural housing, and that the applicant, therefore, has not demonstrated a genuine local housing need under the criteria set out in Section 4.10 of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
  
2. Having regard to the existing pattern of development in the vicinity, it is considered that the proposed development would create a pattern of undesirable ribbon development along the public road, would constitute an excessive density of suburban type housing in this rural area, would seriously injure the amenities of this rural area and would give rise to an excessive concentration of effluent disposal systems. The proposed development would, therefore, be contrary to the provisions of the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April 2005, and to the proper planning and sustainable development of the area.

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

**Dated this                      day of                      2016.**