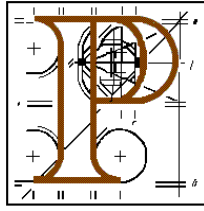


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Waterford City and County

Planning Register Reference Number: 15/707

An Bord Pleanála Reference Number: PL 93.246251

APPEAL by Anders and Avril Boock care of Peter Thomas Planning Solutions of Suite 1, Burchall House, Parnell Street, Waterford against the decision made on the 9th day of February, 2016 by Waterford City and County Council to grant subject to conditions a permission to Tomás Ó Gealbháin and Eimear Fahey care of Joe Moynihan Engineering of Cooltubrid West, Kilmacthomas, County Waterford in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Tigh nua i stíl bungaló, garáiste agus bealach isteach mar aon le seirbhísí eile oibre láithreáin ag Barr na Stuac, An Sean Phobail, Dún Garbhán, Contae Phort Láirge.

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 in an Area Under Urban Pressure as designated in the Development Plan for Waterford City and County wherein it is the policy of the planning authority to direct urban generated development to areas zoned for housing in the adjoining service centres and settlement nodes, the Board considers that the proposed development would be an urban generated development by reason of the nature and place of the applicant's employment and that the applicant furthermore fails to comply with the criteria for rural housing set out in section 4.10 of the Waterford City and County Development Plan. The proposed development would, therefore, materially contravene an objective indicated in the Waterford City and County Development Plan and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development represents haphazard and piecemeal backland development which would seriously injure the amenities, and depreciate the value, of property in the vicinity and which would present an undesirable precedent for future similar developments.
3. The proposed development is located in an area of the county which is identified in the Waterford City and County Development Plan as "sensitive" from a landscape perspective. It is considered that the proposed development would exacerbate the residential over-development of this area, would tend to militate against the visual and other amenities of the rural environment and 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 considers that the applicant fails to comply with the policies of the Development Plan with regard to rural housing need.

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

Dated this day of 2016.