

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Waterford City and County

Planning Register Reference Number: 15/718

An Bord Pleanála Reference Number: PL 93.247762

APPEAL by Kathleen Harrington care of M.G. Robinson of Woodlawn, Brigown, Mitchelstown, County Cork against the decision made on the 24th day of November, 2016 by Waterford City and County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a single storey dwellinghouse, domestic garage, entrance, effluent treatment system, percolation area, and all associated site development works, all at Ardoginna Townland, Ardmore, 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 site within an Area Under Urban Pressure as identified in the current Waterford County Development Plan and in an area where housing is restricted to persons demonstrating local need, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Development Plan for a house at this location. The proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site is located in an exposed position in an area designated in the current Waterford County Development Plan as a visually vulnerable area by reason of its exposed and highly sensitive location close to the village of Ardmore. It is considered that the construction of a house on the site would seriously injure the visual amenities of the area and would conflict with the provisions of the current Waterford County Development Plan regarding the protection of landscapes. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2017.