

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Waterford City and County**

**Planning Register Reference Number:16/200**

An Bord Pleanála Reference Number: PL 93.247910

**APPEAL** by Damian Connolly care of JPO Architectural Associates of Studio Floor, 19 New Street, Carrick-on-Suir, County Tipperary against the decision made on the 20<sup>th</sup> day of December, 2016 by Waterford City and County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of a storey and a half type dwelling, garage, site entrance, wastewater treatment system and percolation area, borewell and all ancillary works, all at Doon, Ballynamult, 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**

It is the policy of the planning authority, as set out in the current Development Plan for the area, that housing will be encouraged in existing towns and villages where services are already available or can be economically provided. Having regard to the extent of new residential development already permitted within the overall landholding from which the appeal site is formed, it is considered that the proposed development, which does not cater for locally derived housing needs, would conflict with the policies as set out in the Development Plan and would seriously injure the amenities of the area. The proposed development would, therefore, be contrary 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            2017.**