



An
Bord
Pleanála

Board Order
PL 93.248547

Planning and Development Acts 2000 to 2017

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 16/833

Appeal by James O'Sullivan care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 27th day of April, 2017 by Waterford City and County Council to grant subject to conditions a permission to Jackie Greene Construction Limited care of Fewer Harrington and Partners of Suite 14, The Atrium, Maritana Gate, Canada Street, Waterford.

Proposed Development: Construction of 285 number dwellinghouses/maisonettes. The breakdown consists of: seven number house Type A (four bedroom two-storey detached), six number house Type A1 (four bedroom two-storey semi-detached), 32 number house Type B (four bedroom two-storey semi-detached), 48 number house Type C (four bedroom semi-detached two-storey with attic conversion), 82 number house Type D (three bedroom semi-detached two-storey), 14 number house Type E (four bedroom semi-detached two-storey with attic conversion), 10 number house Type F (four bedroom two-storey semi-detached), 10 number house Type G (three bedroom two-storey semi-detached), 76 number maisonette house Type H (38 number two bedroom ground/first floor unit and 38 number two bedroom first floor/attic floor unit, all terraced), provision of one number vehicular access and four number pedestrian access points to existing footpath, provision of public play areas, connection to existing surface, foul and water mains, boundary treatments, landscaping and all associated site works at Knockboy, Waterford.

Decision

REFUSE permission for the above proposed development in accordance with 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. The site is located at the eastern edge of the suburbs of the city of Waterford, and on lands zoned, in the Waterford City Development Plan 2013 – 2019, predominantly as “Undeveloped Residential”, and designated in this Plan as Phase 2 residential land. On the basis of the documentation submitted with the application and appeal, including the documentation submitted during the oral hearing, the Board is not satisfied that the development of these Phase 2 lands is appropriate in the absence of satisfactory evidence that all or a majority of Phase 1 residential lands within the city are not available for development. Furthermore, it is considered that the “core strategy statement” submitted with the application does not demonstrate, to the satisfaction of the Board, that development of the subject site is necessary to ensure continuity of housing supply in the city. The proposed development would, accordingly, be contrary to 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 in 2009, which sets out the importance of the sequential approach to development and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the scale, density and nature of the proposed development, including the predominance of large three and four bedroomed detached and semi-detached houses, 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 in 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, would contravene Government policy to promote sustainable patterns of settlement, and would, therefore, be contrary to the provisions of these Guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. On the basis of the information provided with the application and appeal, and in particular having regard to the uncertainties regarding the adequacy of the sewerage and surface water drainage proposals for the development, and the in-combination effects of sewage overflows from this and other residential developments in the area, and in the absence of a Natura impact statement, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects, would not be likely to have a significant effect on the Lower River Suir Special Area of Conservation (Site Code 002137) in view of the site’s conservation objectives. In such circumstances, the Board is precluded from granting permission.

