



Planning and Development Acts 2000 to 2018

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 18/312

APPEAL by Dungarvan Golf Club care of John Condon of Knocknagranagh, Dungarvan, County Waterford against the decision made on the 26th day of June, 2018 by Waterford City and County Council to grant subject to conditions a permission to Frances Connors care of Hogan Associates of The Lodge, Proby's Quay, Cork.

Proposed Development Two-storey dwelling house including an on-site domestic treatment unit and percolation area together with all associated site development works at Knocknagranagh, Dungarvan County 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

Having regard to the location of the site of the proposed development within an area zoned Green Belt and designated within Chapter Three of the current Waterford County Development Plan as an Area Under Urban Pressure, and in the absence of sufficient evidence of a genuine and justifiable need for housing in an area designated as being under urban pressure, in compliance with the relevant rural housing policy and criteria set out in the Waterford County Development Plan 2011-2017, National Policy Objective 19 of the National Planning Framework (2018) and the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April 2005, it is considered that 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 not, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not share her view that the applicant has demonstrated a sufficient genuine economic and social need to live in a rural area under urban pressure.

Dave Walsh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.