



Planning and Development Acts 2000 to 2018

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 18/324

APPEAL by Nicola O'Reilly and Stephen Kelly care of E-Project Chartered Architects Limited of 21 Lower Main Street, Dungarvan, County Waterford against the decision made on the 26th day of July, 2018 by Waterford City and County Council to refuse permission.

Proposed Development: The construction of a new two-storey dwelling, new domestic garage, new wastewater treatment system, new entrance and all associated site works at Cush of Grange, Grange, 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

The proposed development is located in an area classified as Under Urban Pressure as set out in the Waterford County Development Plan 2011-2017, for which the key Development Plan objectives are, “on the one hand, to facilitate the housing requirements of the local rural community, subject to satisfying site suitability and technical considerations, whilst on the other hand directing urban generated development to areas zoned for housing in the adjoining service centres and settlement nodes”. Having regard to the fact that the applicant is from the urban/zoned area of Ardmore Village, it is considered that the applicant does not have a rural generated housing need in accordance with Section 4.9.1 of the Development Plan. Furthermore, it is also considered that the proposed development would not comply with National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018 which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, The proposed development would, therefore, contravene materially the development objective, as set out in the Development Plan, would not be consistent with national policy and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.