



Planning and Development Acts 2000 to 2018

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 18/614

APPEAL by Ivan O'Doherty of 17 Poleberry, Waterford against the decision made on the 30th day of October, 2018 by Waterford City and County Council to refuse permission.

Proposed Development: Construction of a dormer style dwelling, garage, wastewater treatment system, percolation area, entrance and all ancillary site works at Ballygunnermore, 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 in an area under urban influence, and to 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, it is considered that the applicant does not comply with National Policy Objective 19. Furthermore, the Board considered that the proposed development constituted urban generated housing and did not comply with Policy SS4 of the Waterford County Development Plan 2011-2017 which seeks to direct urban generated housing development in Areas Under Urban Pressure into adjoining zoned settlements. In the absence of such compliance, 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.

Maria FitzGerald

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

Dated this day of 2019.