



Planning and Development Acts 2000 to 2019

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 19/449

APPEAL by Clodagh Walsh care of Peter Thomson Planning Solutions of 45 Priory Grove, Kells, County Kilkenny against the decision made on the 13th day of August, 2019 by Waterford City and County Council to refuse outline permission.

Proposed Development: Construction of a two-storey dwelling with on-site wastewater treatment system, new entrance onto public road and all associated site works, at Ballynaneashagh, Waterford City.

Decision

REFUSE outline 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

In arriving at its decision, the Board had regard to –

- the site of the proposed development in the rural area of Waterford City and on lands zoned ‘agriculture’ in the Waterford City Development Plan, 2013-2019, where it is the stated objective ‘to protect and conserve rural character and preserve agricultural uses’,
- the provisions of national policy, as set out in National Policy Objective 19 of the National Planning Framework, 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,
- the documentation submitted with the application and appeal, and
- the report of the Inspector.

The Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural and unserved area. The Board considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, and having regard to the provisions of the current Waterford City Development Plan, 2013-2019, would contravene the zoning objective afforded to the site and would be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2020.