



Planning and Development Acts 2000 to 2020

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 19/710

APPEAL by Mary McCarthy care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 24th day of September, 2020 by Waterford City and County Council to refuse permission.

Proposed Development: A new housing development of one serviced site and 24 number two-storey dwellings, comprising of: two number two-bedroom semi-detached, 14 number three-bedroom semi-detached, one number three bedroom detached, and seven number four-bedroom detached units, together with all associated site development works at Williamstown Road, Williamstown, Waterford. Further public notices were received by the planning authority on the 1st day of September, 2020.

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 site is located in an area zoned 'Undeveloped Residential (Subject to Phasing)' in the Waterford City Development Plan 2013-2019, as varied. A density of approximately 10 number units per hectare is proposed.

Notwithstanding the physical constraints on site, this density is significantly below the minimum 35 units per hectare set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) for an 'Outer Suburban/'Greenfield' Site'. It is considered that the low density would conflict with National Policy Objectives NPO 3b, NPO 5 and NPO 11 as set out in National Planning Framework Project Ireland 2040. Therefore, the proposed development would be contrary to national policy and would be contrary to the proper planning and sustainable development of the area.



Michelle Fagan

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

Dated this ^{5th} day of ^{May} 2021.

