

Planning and Development Acts 2000 to 2020

Planning Authority: Waterford City and County Council

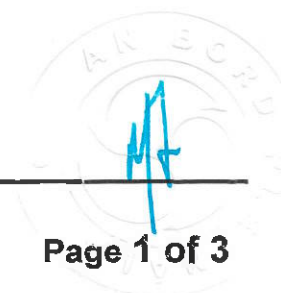
Planning Register Reference Number: 20/754

APPEAL by Brendan Walsh of Barristown, Passage East, County Waterford against the decision made on the 3rd day of December, 2020 by Waterford City and County Council to grant subject to conditions a permission to Aideen Larkin and Patrick Coffey of Dunmore East, County Waterford.

Proposed Development: Erection of a fully serviced single storey detached dwelling, detached garage, proposed vehicular and pedestrian entrance, boundary treatments, landscaping, together with all associated site development works to include new foul water treatment system and percolation area, at Barristown, Passage East, County Waterford.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.



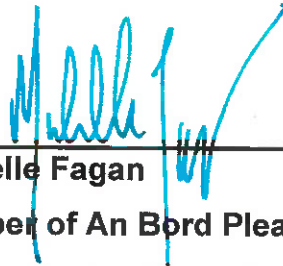
Matters Considered

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.

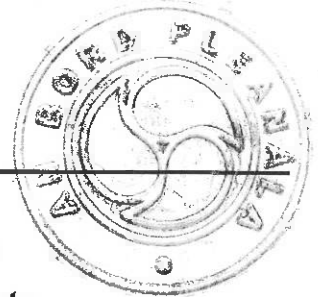
Reasons and Considerations

1. Having regard to the location of the site within an 'Area Under Urban Pressure' where housing is restricted to persons demonstrating local need in accordance with the current Waterford County Development Plan 2011-2017, it is considered that the applicants do not come within the scope of the housing need criteria as set out in the development plan for a house at this location. 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.

2. The site contains a coniferous woodland. Policy NH 11 of the Waterford County Development Plan 2011-2017 states, inter alia, it is policy to encourage the retention of sites of local biodiversity value, which policy is considered to be reasonable. To permit the development would entail the removal of the woodland environment, would be contrary to the provisions of Policy NH 11 and the zoning objective of the area as set out in the development plan to protect and improve rural amenity. The proposed development would, therefore, 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 **17th** day of **May** 2021.