

Planning and Development Acts 2000 to 2021

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 20/812

APPEAL by Bob and Carmel O'Brien of Monang, Abbeyside, Dungarvan, County Waterford against the decision made on the 25th day of March, 2021 by Waterford City and County Council to refuse outline permission.

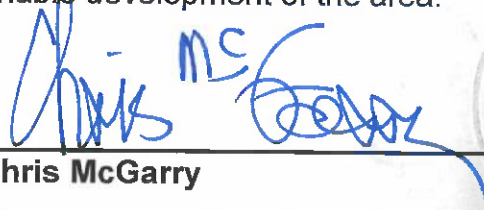
Proposed Development: Outline permission for a storey and a half (dormer type) dwelling including all ancillary development (new entrance and septic tank system) on lands at Shanbally (ED Ringville), Ring, Dungarvan, County Waterford.

Decision

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

Reasons and Considerations

Having regard to the location of the site within an area under urban influence, as identified by the Waterford City and County Development Plan 2022-2028, to the relevant provisions of the development plan which seek to facilitate rural housing proposals in areas under urban influence based on the core consideration of demonstrable economic, social or local need to live in a rural area, as well as general siting and design criteria, and to National Policy Objective 19 of the National Planning Framework which, for rural areas under urban influence seeks to facilitate rural housing proposals based on the core consideration of demonstrable economic or social need to live in the rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements, and on the basis of the documentation submitted with the application and appeal the Board is not satisfied that the applicants have a demonstrable economic or social need to live in this rural area. In the absence of a demonstrated housing need at this location, the proposed development would result in a haphazard and unsustainable form of 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 be contrary to overarching national policy and to the relevant provisions of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

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

Dated this 27th day of September 2022.