



An  
Bord  
Pleanála

Board Order  
ABP-310025-21

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Waterford City and County Council**

**Planning Register Reference Number: 20/926**

**APPEAL** by Eamonn and Nora Doran care of James Reynolds of Viewmount House, Dunmore Road, Waterford against the decision made on the 31<sup>st</sup> day of March, 2021 by Waterford City and County Council to refuse permission.

**Proposed Development:** Retention of store/office/tack room building, boundary treatment and all associated site works at Kilcop, Woodstown, County Waterford. The proposed development was revised by further public notices reviewed by the planning authority on the 9th day of March, 2021

## **Decision**

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

## Reasons and Considerations

Having regard to the information presented with the application and appeal, the Board is not satisfied that the functional relationship between the development that is proposed to be retained and the agricultural use have been sufficiently established. In the absence of sufficient evidence in this regard, the Board considered that the structure is more akin to residential use at this rural location not associated with any permitted dwelling, and having regard to the provisions of the Waterford City and County Development Plan 2022-2028, that the development that is proposed to be retained represents an inappropriate form of development, would be out of character with the existing established pattern of development in the rural area and would militate against the preservation of the rural environment. The development, if permitted, would also set an undesirable precedent for similar types of development in the rural area, and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Patricia Calleary**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this 21 day of September 2022.**