

An  
Bord  
Pleanála

Board Order  
ABP-313785-22

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**Planning and Development Acts 2000 to 2022**

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

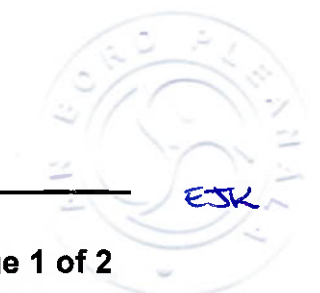
**Planning Register Reference Number: 22/243**

**APPEAL** by Marguritte Phelan care of John F. Santry Architects of Belvedere, Newtown, Waterford against the decision made on the 16<sup>th</sup> day of May, 2022 by Waterford City and County Council to refuse permission.

**Proposed Development:** Construction of a detached bungalow, new entrance from adjoining public road, new on-site wastewater treatment plant and percolation area and connection from water main on road adjoining, together with all associated site development works, all at Islandikane East, Fenor, County Waterford.

## **Decision**

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



## Reasons and Considerations

Having regard to the location of the proposed development in a Rural Area under Strong Urban Influence according to the Waterford City and County Development Plan 2022-2028 (Map 6: Miscellaneous Map, The Rural Housing Classification), where in accordance with Policy Objective H28 the provision of housing is based on the core consideration of demonstrable economic, social or local need, it is considered that, based on the information submitted with the planning application and the appeal, the applicant has not demonstrated a housing need in compliance with Policy Objective H28 as the applicant owns and occupies a house on an adjacent site in this rural area. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment, would be contrary to the development plan provisions relating to sustainable rural housing, and would, therefore, be contrary to the proper planning and sustainable development of the area.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Member of An Bord Pleanála**

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



Dated this *30<sup>th</sup>* day of *January*, 2024.