



An
Bord
Pleanála

Board Order ABP-316026-23

Planning and Development Acts 2000 to 2022

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 22/1041

Appeal by Tom Riordan and Niall O'Leary care of Emmet Murray Architects of Dungarvan Enterprise Centre, Lower Main Street, Dungarvan, County Waterford against the decision made on the 13th day of February, 2023 by Waterford City and County Council to refuse permission.

Proposed Development: Retention of subdivision of existing dwelling into two dwellings, Dwelling 'A' and Dwelling 'B', planning permission for a single storey side extension to Dwelling 'A', planning permission for a change to the existing boundary to subdivide the existing site into two sites, Site 'A' and Site 'B' and new proposed wastewater secondary treatment systems and polishing filters to both sites 'A' and 'B' and all associated site works, all at Upper Curragh, Ardmore, County Waterford.

Decision

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

Reasons and Considerations

Having regard to the location of the site within an 'Area Under Strong Urban Influence', as identified in the Waterford City and County Development Plan 2022-2028, and to Policy H28 in an area where housing is restricted to persons demonstrating economic, social or local need, on the basis of the documentation submitted with the planning application and the appeal, it is considered that the applicants have not demonstrated that they come within the scope of the housing need criteria as set out in the development plan for an additional residential unit at this location. In the absence of a substantiated rural housing need, the development for which retention permission is sought and the proposed development would be inconsistent with the relevant provisions of the development plan and would militate against the efficient provision of public services and infrastructure at this location. The development for which retention permission is sought and the proposed development 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 1st day of May 2024.