



An  
Bord  
Pleanála

## Board Order ABP-319177-24

---

**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: 23/60438**

**Appeal** by David Kett care of Liam Buck of Glen, Clonea, Dungarvan, County Waterford against the decision made on the 2<sup>nd</sup> day of February, 2024 by Waterford City and County Council to refuse permission for the proposed development.

**Proposed Development:** Construction of a single storey dwelling house, garage, entrance, septic tank, percolation area and ancillary works at Ballykeroge Big, Stradbally, County Waterford.

### Decision

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

## Reasons and Considerations

It is the policy of Waterford City and County Development Plan 2022-2028, Section 7.11, to encourage development in towns and villages and 'to facilitate housing in the countryside based on the core consideration of demonstrable social, economic or local need' (Policy H28). The proposed development is located in the open countryside in a Rural Area Under Strong Urban Influence, as designated in the County and City Development Plan. Based on the information supplied with the planning application and the appeal, the Board is not satisfied that the applicant has satisfactorily established a 'demonstrable economic, social or local need' to live in the rural area. In the absence of a demonstrable rural housing need for a house in this location the proposed development would conflict with the stated policies of the Waterford City and County Development Plan 2022-2028 and would not be in keeping with the National Policy Objective 19 of the National Planning Framework, 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 26 day of August 2024