



An
Bord
Pleanála

Inspector's Report

ABP-304218-19

Development	The erection of a single storey house, entrance and percolation area.
Location	Monamintra, Grantstown, Waterford.
Planning Authority	Waterford City and County Council.
Planning Authority Reg. Ref.	1937
Applicant	Alex O'Neil.
Type of Application	Permission.
Planning Authority Decision	Refuse Permission.
Type of Appeal	First Party v. Decision.
Appellant	Alex O'Neil.
Observer	None.
Date of Site Inspection	21 st June 2019.
Inspector	Susan McHugh

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1.0 Site Location and Description

- 1.1. The appeal site is located approximately 7km to the south of Waterford City, approximately 7km to the north east of Tramore and 8km to the north west of Dunmore East. It is located approximately 2km to the north of Waterford Regional Airport along the Regional Road R708.
- 1.2. The site forms part of a larger landholding located to the west and south which is in the applicant's family ownership and has an overall area of 12 acres (4.86ha). It is currently in agricultural use, in an area characterised by open countryside and forms part of the greenbelt surrounding Waterford City.
- 1.3. The site is located at a T junction between a private roadway and the Regional Road R708 also known as the Waterford City to Waterford Regional Airport Route where a speed limit of 100km/h applies. The private road way serves five no. houses and terminates at a farm and equestrian centre known as Grantstown Stables.
- 1.4. The northern and eastern boundaries of the subject site are planted while the southern and western boundaries are not defined.
- 1.5. A ditch runs along the northern site boundary and is 750m east of the John's River which is a tributary of the Suir River to the north.
- 1.6. The appeal site is roughly rectangular in shape, is relatively flat and has a stated area of 0.35 hectares.

2.0 Proposed Development

- 2.1. Permission is sought for a modest single storey two-bedroom house with a stated floor area 96.3sqm and height of 5.3m.
- 2.2. The proposed house is timber framed and contemporary in design. Finishes proposed include exposed timber and fibre cement slate.
- 2.3. The proposed house is set back 22.5m from the R708 and 11.7m from the private roadway onto which is addresses.
- 2.4. Access to the site is proposed via the private roadway with sightlines of 55m indicated.
- 2.5. It is proposed to provide an on-site Biocrete septic tank and percolation area located in the south western corner of the site. A water supply is proposed via a connection to the public mains.

2.6. The application was accompanied by the following;

- Cover letter which sets out the design statement,
- Supplementary application form for rural housing,
- Site Characterisation Report,
- Land registry folio pertaining to the overall family lands.

3.0 Planning Authority Decision

3.1. Decision

The planning authority decided to **refuse** planning permission for the following reason;

1. *‘Section 10.2 of the Waterford County Development Plan 2011-2017 (Variation No. 1) states that ‘no development that would require direct access onto a Regional road shall be permitted except’ in restricted circumstances that do not apply in the subject case. The proposed development is located on a private road which accesses the R708 regional route and would result in the intensification of turning movements at the junction of the private road and the regional road. It is considered that the additional turning movements that would be generated would interfere with the free flow of traffic on and compromise the level of service and carrying capacity of the regional road network. Furthermore, it is the policy of Waterford City and County Council to restrict new development along the Waterford City to Waterford Regional Airport route. The proposed development would therefore contravene materially the said provisions of the Development Plan and would be contrary to the proper planning and sustainable development of the area.’*

3.2. Planning Authority Reports

3.2.1. **Planning Report** (dated 21/03/2019)

3.2.2. Basis for planning authority decision. Report includes;

- The landholding is in joint family ownership and therefore complies with the greenbelt zoning objective.

- The proposed access from the private laneway will result in an intensification of use of the junction with a Regional Road (Waterford Regional Airport Route), and therefore does not comply with the regional roads policy.
- Applicant has demonstrated a local housing need and complies with the rural housing policy.
- Sightlines at the junction of the private lane and regional road (215m required) are not indicated.
- Clarification of well locations in the area required.
- Recommendation to refuse permission on the basis of an intensification of an access onto the regional road.

3.2.3. Other Technical Reports

Roads and Transport Section: No objection as the road access is an existing entrance.

3.3. Prescribed Bodies

Transport Infrastructure Ireland (TII): No objection.

3.4. Third Party Observations

None.

4.0 Planning History

There is no recent planning history pertaining to the appeal site.

Permitted dwelling to the west along the private roadway

P.A. Reg. Ref. 13/435: Permission was **granted** (07/04/2014) to construct a house and waste water treatment system, following a request for further information in relation to demonstrating compliance with the rural housing policy and indicating the necessary sightlines at the junction of the private road with the regional road.

5.0 Policy Context

5.1. Waterford County Development Plan 2011-2017

- 5.1.1. The Waterford County Development Plan 2011-2017 is the overarching policy document in relation to the County area and includes the Waterford City Environs zoning map.
- 5.1.2. The appeal site is located in an area zoned '**Green Belt**' with the stated objective '*To provide for a green belt area as a clear physical demarcation to the adjoining urban area, to provide for the development of agriculture and to protect and improve rural amenity and to restrict residential development to the provision of permanent dwellings for existing landowners and their immediate family members*'. (See map attached).
- 5.1.3. **Chapter 3** refers to *Core Strategy* and identifies Waterford City and Environs as a Gateway within the County settlement hierarchy.

The county is divided into three broad categories;

1. Areas Under Urban Pressure
2. Stronger Rural Areas
3. Structurally Weak Rural Areas

The *Rural Area Types Map* which is also included in Appendix A3 identifies the subject site as being located within an 'Area Under Urban Pressure'. (See map attached).

- 5.1.4. **Chapter 4** refers to the *County Settlement Strategy*,

Section 4.8 refers to Rural Housing Policy

The Council's aim is to

- '*Minimise the amount of sporadic speculative development which would be more appropriately located on serviceable lands in towns and villages; and*
- '*Meet the genuine housing need of rural people and their families who have strong ties to a particular locality and to those who need to reside in rural areas for employment, economic and social reasons subject to the applicant demonstrating a Genuine Local Housing Need.*'

Section 4.9.1 refers to 'Areas Under Urban Pressure'.

Policy SS3 '*To cater for the housing requirements of members of the local rural community who have a genuine local housing need in areas under urban pressure as set out in the Criteria in Section 4.10.*'

Policy SS4 *'To direct urban generated housing development in Areas Under Urban Pressure into the adjoining zoned settlements.'*

Section 4.10 refers to 'Genuine Local Housing Need'.

Housing Need criteria includes *'A farm owner or an immediate family member (son, daughter, mother, father, sister, brother, heir) wishing to build a permanent home for their own use on family lands.'*

Section 4.11 refers to Green Belt and Buffer Zone Restrictions.

Policy SS9 *'To restrict development within the Green Belt zones surrounding towns and villages to ³landowners and immediate family members only building a permanent dwelling for their own use'*

³*Landowners are considered to be persons who have owned the land prior to the 4th of March 2004.*

'Within the Green Belt zones and on the outskirts of the zoned settlements, there will be restrictions on development to maintain a clear demarcation between the rural and urban areas, to support the sustainable development of the settlements, to reduce urban sprawl and to safeguard the potential expansion of the settlements in the future.'

5.1.5. **Chapter 5** of the plan refers to Housing.

Section 5.1 sets out Housing Policy

Section 5.9 sets out Housing Design Guidelines

5.1.6. **Chapter 7** refers to Infrastructure

Section 7.2.2 refers to Regional Roads Sightline Requirements, including the Airport Road R708.

Policy INF 3 *'To protect the efficient and safe operation, and facilitate the ongoing development of National, Regional and County Roads throughout Waterford in accordance with the National Development Plan 2007-2013 and Transport 21. The Planning Authority shall have regard to the Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities and any subsequent guidelines on road planning that may be issued from the DoEHLG or the Department of Transport during the lifetime of this Plan. The Planning Authority shall consult with the NRA in the preparation of any Masterplan which may affect the carrying capacity of a National Road.'*

5.1.7. **Development Management Standards Variation No. 1** (adopted 8/09/2016)

Section 10.1 refers to National Roads and states;

'National policy in relation to access to national roads is set out in the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012).

There has been considerable financial investment in National Primary and National Secondary Routes in recent years, to increase their carrying capacity and to improve safety for road users. A multiplicity of entrances onto these routes would create a traffic hazard and reduce the carrying capacity of the routes significantly. Therefore, it is a policy of the Council to avoid the creation of any additional access points from new development to which speed limits greater than the 60kmh apply in accordance with Government Policy as outlined within the Spatial Planning and National Roads Guidelines for Planning Authorities (2012) issued by the DoECLG. This provision applies to all categories of development including houses in rural areas, regardless of the housing circumstance of the applicant.'

Section 10.2 refers to Regional Roads and states;

'Regional roads carry large volumes of traffic and have received considerable investment in recent years, which has improved both the carrying capacity and the traffic safety on these roads. It is important that new housing in rural areas that is located along Non National Routes is located in such Regional Roads will be considered with a view to:

- Avoiding premature obsolescence of Regional Roads through creating excessive levels of individual entrances, and*
- Securing recent investment in upgrading/realigned Regional Roads by minimising the provision of new entrances onto realigned stretches of these roads.*

In this regard, no development that would require direct access onto a Regional Road shall be permitted except where;

1. The applicant has a minimum landholding of 15 acres which was purchased prior to the adoption of the 2005 County Development Plan and there was no alternative suitable suites within the landholding which have an access onto a local county class road;

OR

2. A person that the Planning Authority is satisfied is engaged in full time farming and has a landholding not greater than 15 acres but has land leased prior to the

adoption of the 2005 County Development Plan, in excess of 100 acres, that is adjoining or in close proximity to his/her landholding. The applicant shall have to satisfy the Planning Authority, with relevant documentary evidence, that the land has been continuously leased since the adoption of the 2005 Waterford County Development Plan.

All normal development management standards shall also apply. All application for new one-off houses in rural areas on Regional Roads must also comply with the Rural Settlement Strategy as set out in Chapter 4 of the County Development Plan. Any new developments along these routes will preferably be located not less than 25 metres from the public road boundary fence, but in any event, shall not be less than 18 metres from the road fence. Any new developments along the Tramore /Waterford Road must be located not less than 30 metres from the road fence. It is the policy of Waterford City & County Council to restrict new development along the Waterford City to Waterford Regional Airport route.'

Section 10.4 refers to Sightline Requirements and a minimum sight distance of 215m required in areas where a speed limit of 100km/h applies.

5.2. National Policy

5.2.1. National Planning Framework

National Policy Objective 19 refers to the necessity to demonstrate a functional economic or social requirement for housing need in areas under urban influence, i.e. the commuter catchment of cities and large towns and centres of employment. This will also be subject to siting and design considerations. In rural areas elsewhere, it refers to the need to facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

5.2.2. Sustainable Rural Housing Planning Guidelines

The guidelines require a distinction to be made between 'Urban Generated' and 'Rural Generated' housing need. A number of rural typologies are identified including 'stronger rural areas' which are defined as those with generally stable population levels within a well-developed town and village structure and in the wider rural areas around them. This stability is supported by a traditionally strong agricultural

economic base and the level of individual housing development activity in these areas tends to be relatively low and confined to certain areas.

Examples are given to the types of circumstances for which 'Rural Generated Housing Need' might apply. These include 'persons who are an intrinsic part of the rural community' and 'persons working full time or part time in rural areas'.

The appeal site is identified as being in an 'Area under Strong Urban Influence'. (See map attached).

5.3. Relevant Guidelines

Spatial Planning and National Roads Guidelines for Planning Authorities (2012) issued by the DoECLG.

NRA Design Manual for Roads and Bridges (DMRB).

EPA Code of Practice Wastewater Treatment and Disposal Systems serving Single Houses (EPA 2009).

5.4. Natural Heritage Designations

The following designated European sites are located within 15km of the appeal site.

Location	Designation	Site Code	Distance
Tramore Back Strand	SPA	004027	3.9km S
Tramore Dunes and Backstrand	SAC	000671	3.9km S
Lower River Suir	SAC	002137	4km NE
River Barrow and River Nore	SAC	002162	4.3km E
Mid Waterford Coast	SPA	004193	9km SW

5.5. EIA Screening

Having regard to the nature of the proposed development, the nature of the receiving environment, and proximity to the nearest sensitive location, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

6.0 The Appeal

6.1. Grounds of Appeal

The First Party appeal against the decision of the planning authority to refuse permission was lodged by Michael Tobin Architecture, agent on behalf of the applicant Alex O'Neill. The grounds of appeal can be summarised as follows;

Access

- The proposed development does not require direct access onto a Regional Road. The proposed entrance is onto the existing private road and does not seek permission for direct access.
- Refers to assessment of P.A. Reg. Ref.13/435 for a dwelling with access from the same private road which was considered acceptable by the P.A.

Traffic Safety

- The planning authority re-aligned the R708 approx. 10 years ago and in so doing provided sight lines of 215m in either direction at the junction of the private road and the R708. The Roads section of the P.A. had no objections.

Compliance with Development Plan Policy

- Two of the five houses along the private road were granted planning permission under the same policy which restricts new development along the Waterford City to Waterford Regional Airport route.
- The applicant meets the criteria for having a local housing need in addition to the greenbelt zoning requirements, both sets of access sightlines are achievable, and this wide-ranging policy is being used unfairly against the applicant.

6.2. Planning Authority Response

The planning authority made no further comments.

6.3. Observations

None.

7.0 Assessment

7.1. The main issues in this appeal are those raised in the grounds of appeal and I am satisfied that no other substantive issues arise. Appropriate Assessment also needs to be considered. The issues are addressed under the following headings:

- Principle of Development
- Material Contravention
- Design and Visual Impact
- Access and Road Safety
- Effluent Disposal
- Appropriate Assessment

7.1.1. I draw the Boards attention to the planning history on a neighbouring site, to the west under P.A. Reg. Ref 13/435 for a dwelling house which is also accessed from the private laneway, which the appellants have referred to in the grounds for appeal. This application was granted planning permission by the planning authority in April 2014, prior to the adoption of Variation No.1 to the Waterford County Development Plan. The current application will however, be assessed on its own merits.

7.2. Principle of Development

7.2.1. There are two main policy aspects to this appeal – the policy aspects concerning the compliance with the rural housing policy, and specific policy concerns regarding access onto the Waterford Regional Airport Road the R708.

Compliance with Rural Housing Policy

7.2.2. The current settlement strategy for Co. Waterford is clearly set out in the County Development Plan (2011-2017) and summarised in section 5.2 above.

7.2.3. The appeal site is located in an area designated as an 'Area Under Urban Pressure' and outside the development boundary of Waterford City. The site is also located within an area designated as Green Belt, in the Waterford City Environs zoning map, and immediately adjoins the Waterford City to Waterford Regional Airport route Regional Road R708.

7.2.4. Clear policy is set out at both national and local level regarding rural housing need. The 'Sustainable Rural Housing Guidelines for Planning Authorities' actively seeks to

direct pressure for new residential development to the nearby established settlements. National Policy Objective 19 of the National Planning Framework (NPF) refers to the necessity to demonstrate a functional economic or social requirement for housing need in areas under urban influence, i.e. the commuter catchment of cities and large towns and centres of employment. National Policy Objective 19 also refers to the need to facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

- 7.2.5. Section 4.9.1 of the county development plan seeks to accommodate proposals for individual rural or urban generated permanent residential development in 'Areas Under Urban Pressure' subject to criteria in relation to genuine local housing need.
- 7.2.6. Policy SS4 seeks to direct urban generated housing development in Areas Under Urban Pressure into the adjoining zoned settlements.
- 7.2.7. Section 4.10 of the plan refers to genuine local housing need criteria which includes 'A farm owner or an immediate family member (son, daughter, mother, father, sister, brother, heir) wishing to build a permanent home for their own use on family lands.' Section 4.11 of the county development plan places further restrictions on development in areas zoned Green Belt and Buffer Zones.
- 7.2.8. The applicant has indicated in their application that;
- They were born and raised in Ballymacaw, Dunmore East where her parents still live.
 - Attended Newtown School in Waterford, for all primary and secondary schooling.
 - The site was legally transferred to her in January 2019.
 - Had been renting accommodation in Dunmore East, but currently lives with her parents in Ballymacaw, Dunmore East (4.5 miles from the proposed site).
 - Provides assistance to her grandmother who lives in Tramore 6.5km away.
 - This land which comprises nearly 8.5 acres has been in the family since 1998.
 - Currently employed in Greyfriars, Waterford.
- 7.2.9. I am therefore satisfied that the applicant has demonstrated close family ties with the area and accept that they wish to build a permanent home for their own use on family lands.

- 7.2.10. I am however, not satisfied on the basis of the information on file that that the applicant has submitted adequate evidence to demonstrate a genuine local housing need at this location in compliance with the Rural Housing Policy set out in the current Development Plan.
- 7.2.11. Having regard to the location of the subject site in an 'area under urban pressure', within a designated Green Belt area, and proximity to the development boundary of Waterford City, the proposed development must also be assessed under national planning policy guidance as set out in National Policy Objective 19 of the National Planning Framework (NPF) and the Sustainable Rural Housing Guidelines. These policies refer to the necessity to demonstrate a functional economic or social requirement for housing in areas under urban influence.
- 7.2.12. I am not satisfied, that the current proposal complies with Objective 19 of the NPF, and the guidance set out in the Sustainable Rural Housing Guidelines.
- 7.2.13. I recommend, therefore, that planning permission be refused on this basis. I would draw the Boards attention to the fact that this is a new issue, and as such it may be appropriate to recirculate to the applicant.

Access onto a Regional Road

- 7.2.14. Reason for refusal no. 1 refers to noncompliance with Section 10.2 of the Waterford County Development Plan 2011-2017 (Variation No. 1) which states that '*no development that would require direct access onto a Regional Road shall be permitted*' and seeks to '*restrict new development along the Waterford City to Waterford Regional Airport route*' and thereby materially contravenes the Development Plan.
- 7.2.15. In particular the planning authority consider that the proposed development '*would result in the intensification of turning movements at the junction of the private road and the regional road*' and that this '*would interfere with the free flow of traffic on and compromise the level of service and carrying capacity of the regional road network.*'
- 7.2.16. The proposed development relies on the creation of a new vehicular entrance onto a private roadway, which forms a T junction with the R708 Regional Route, and not a direct access onto the Regional Road.
- 7.2.17. I concur with the appellant that the proposed access which is not directly onto the Regional Road is not contrary to Development Plan policy and therefore, is not contrary to Section 10.2 of the Development Plan. While I accept that the policy also

seeks to restrict development along the Waterford City to Waterford Regional route, I do not consider that the construction of a single dwelling would result in a significant intensification of turning movements at the junction of the private road and the regional road.

- 7.2.18. I recommend, therefore, that planning permission should not be refused on the basis of noncompliance with Section 10.2 of the Waterford County Development Plan 2011-2017 (Variation No. 1).

Summary

- 7.2.19. I am satisfied, that the applicant has not demonstrated compliance with Objective 19 of the NPF, and the guidance set out in the Sustainable Rural Housing Guidelines and that permission should be refused on this basis.

7.3. Material Contravention

- 7.3.1. The Board will note that Reason Number 1 of the decision of Waterford County Council to refuse planning permission for the proposed development states that the proposed development would materially contravene Section 10.2 (Regional Roads) of the Waterford County Development Plan 2011-2017 (Variation No. 1).

- 7.3.1. In this context, if the Board are minded to grant permission for the proposed development, Section 37(2) of the Planning and Development Act 2000 must be considered. Section 37(2) requires that if the Planning Authority have decided to refuse permission on the grounds that a proposed development materially contravenes the Development plan, the Board may only grant permission in certain circumstances. However, I do not share the view to the Planning Authority that the development would materially contravene the development plan for the area. The policies referenced in the reason for refusal are general policies rather than policies which specifically relate to the appeal site. Accordingly, I do not consider that the proposed development, if permitted, would materially contravene the applicable development plan and Section 37(2) of the Act requires no further consideration.

7.4. Design and Visual Impact

- 7.4.1. In terms of assessing the visual impact of the proposed development it is of relevance in the first instance to note that the subject site is located within a designated Green Belt.

- 7.4.2. With regard to the specifics of the actual design and siting of the proposed development, the submitted proposal involves the construction of a contemporary designed single storey dwelling house which is sited within the north eastern part of a larger agricultural field. I note that the proposed house is to be set back approximately 22.5 m from the Regional Road and as such complies with the requirements of Section 10.2 of the county development plan. It is also proposed to undertake a significant landscaping programme on site which have the effect of further reducing the overall visual impact of the proposal when viewed in a local context.
- 7.4.3. Having regard to the foregoing, and in light of the site context, and single storey nature of the proposed house, on balance, I am satisfied that the submitted proposal is generally acceptable and will not unduly detract from the visual amenity or scenic quality of the surrounding area.

7.5. Access and Road Safety

- 7.5.1. The appeal site has a road frontage along a private access road of approx. 80m. It is proposed to create a new splayed vehicular entrance from this road to serve the proposed dwelling. The applicant has indicated that sightlines of 55m in both directions, can be provided, and I can confirm from my site visit that this is the case.
- 7.5.2. The private road forms a T junction the Regional Road R708 where a speed limit of 100km/hr applies.
- 7.5.3. The appellant asserts that sight distances at the T junction along the R708 are acceptable, and road notes works were carried out by the planning authority which re-aligned the R708, which provides sight lines of 215m in either direction at the junction of the private road and the R708. These sightlines were demonstrated in the previous application under P.A. Reg. Ref 13/435.
- 7.5.4. From my site visit I can confirm that adequate sightlines exist at the T junction between the private road and the R708. I further note the reports of the Transportation section of the planning authority and the TII which had no objection to the proposed access, and that it is in accordance with the standards as set out in the Design Manual for Roads and Bridges (DMRB).

7.5.5. I am satisfied that the proposed access onto a private road is acceptable and will not give rise to a traffic hazard, therefore, traffic safety is not a basis for a refusal of permission in this instance.

7.6. Effluent Disposal

7.6.1. It is proposed to provide a Biocrete septic tank and percolation area on the southwestern part of the site.

7.6.2. The Site Characterisation Form on file indicates a groundwater protection response of R1, i.e. acceptable subject to normal good practice. The T test result is 23.97, which is suitable for a waste water treatment system but may also be suitable for a septic tank with a sub-surface percolation area at the depth of the T-test hole. The soil type is sandy clay and gravel, with the water table not encountered at a depth of 2.5m below ground level. On the day of my site inspection, I was unable to gain access to the site to verify whether the trial hole tests were still open or to what depth they contained water.

7.6.3. It is also noted that it is proposed to connect to a mains water supply and there appears to be no wells located in close proximity to the site.

7.6.4. The location of the proposed septic tank and percolation area and site conditions are in accordance with the EPA Code of Practice Waste Water Treatment and Disposal Systems serving Single Houses (EPA 2009) and would not be prejudicial to public health.

7.6.5. Having regard to the above, I am satisfied that the proposed septic tank and percolation area are acceptable and would not be prejudicial to public health.

7.7. Appropriate Assessment

7.7.1. The nearest designated European sites are the Tramore Back Strand SPA Site Code 004027 and the Tramore Dunes and Backstrand SAC Site Code 000671, both of which are located 3.9km to the south.

7.7.2. I note that the drainage ditch running along the northern boundary of the site most likely drains to John's River located 750m to the east which is a tributary of the Suir River to the north. Based on the source-pathway-receptor approach, direct effects are ruled out given the distance to a hydrological or other links identified. I also note

in relation to foul drainage the proposed septic tank and percolation area and site conditions which do not give rise to appropriate assessment issues.

- 7.7.3. Having regard to the nature and scale of the proposed development the intervening distances and to the lack of a hydrological connection, it is not considered that the proposed development would be likely to have significant a significant effect individually or in combination with other plans or projects on a European site.

8.0 Recommendation

- 8.1. I recommend that planning permission be refused.

9.0 Reasons and Considerations

Having regard to the location of the site of the proposed development within an area zoned Green Belt and designated within Chapter Three of the current Waterford County Development Plan as an Area Under Urban Pressure, and in the absence of sufficient evidence of a genuine and justifiable need for housing in an area designated as being under urban pressure, in compliance with the relevant rural housing policy and criteria set out in the Waterford County Development Plan 2011-2017, National Policy Objective 19 of the National Planning Framework (2018) and the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April 2005, it is considered that the proposed 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 not, therefore, be in accordance with the proper planning and sustainable development of the area.

Susan McHugh
Planning Inspectorate

27th August 2019