



Board Direction

Ref: 93.244907

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11th, September 2015.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the reasons and considerations as set out below.

REASONS AND CONSIDERATIONS

The proposed development replaces holiday homes with a caravan park, a use which is 'open for consideration' in areas zoned 'T' for Tourism in the Waterford County Development Plan 2011 but is not included within the definition of Integrated Rural Tourist and Recreational Complexes as set out in Appendix 7 of that plan. The site is located on a sensitive coastal area next to a popular recreational beach. It is considered that the proposed development granted permission under ABP planning reference PL.24.229386, modified in planning reference 11/404 with a time extension granted by the planning authority in planning reference 13/224 represented an architecturally coherent approach to building an integrated tourism complex in a visually sensitive coastal area. It is considered that the replacement of holiday homes with a caravan park would represent an unacceptable diminution of the architectural qualities and merits of the permitted development, and would therefore seriously injure the visual amenities of this visually sensitive and vulnerable coastal area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 21st, September 2015
Paddy Keogh