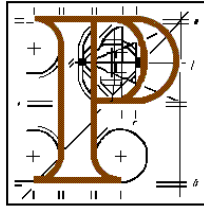


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Waterford City and County

Planning Register Reference Number: 14/600156

An Bord Pleanála Reference Number: PL 93.244907

APPEAL by Mary Pam Morrissey care of McCullagh Higgins and Company Solicitors of 1-2 Cois Mara, Dungarvan, County Waterford and by The Clonea Concern Group Limited care of Peter Thomson Planning Solutions of Suite 1, Burchall House, Parnell Street, Waterford against the decision made on the 7th day of May, 2015 by Waterford City and County Council to grant subject to conditions a permission to Lar Whelan Trading care of Coughlan DeKeyser Architects of North Point House, North Point Business Park, Mallow Road, Cork.

PROPOSED DEVELOPMENT: The replacement of 64 number holiday homes (19 number single storey and 45 number two storey) with a 100 unit caravan park development, including modifications to the road layout, landscaping and ancillary site works. This is a modification to the existing planning permission planning register reference number PD 07/614 as granted at Kilgrovan, Clonea Strand, Dungarvan, County Waterford, as amended by the revised public notice received by the planning authority on the 20th day of April, 2015.

DECISION

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

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

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 An Bord Pleanála appeal reference number PL24.229386, modified in planning register reference number 11/404 with a time extension granted by the planning authority in planning register reference number 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.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2015.