



Board Direction

Ref: PL26.245612

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14th March 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown below.

REASONS AND CONSIDERATIONS

1. Having regard to the siting and design of the proposed development and its location on a prominent and exposed cliff edge site overlooking Waterford Harbour in close proximity to Duncannon Lighthouse a Protected Structure, it is considered that the proposed development would be contrary to objectives CZM13 and CZM16 of the Development Plan and would fail to integrate into the coastal landscape and would represent a visually incongruous and obtrusive feature which would seriously injure the visual amenities of the area and have a detrimental impact upon the setting of the Protected Structure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed vehicular access is via a new entrance onto the L4052 at a location where sightlines are restricted and close to a bend in the road. The Board is not satisfied that the proposed development would not endanger public safety by reason of traffic hazard and obstruction of road users and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted the Inspector's comments in relation to the site being located in a rural area under strong urban pressure as set out in the

'Sustainable Rural Housing Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in April, 2005. The Board considered that this constitutes a new issue and decided in the light of the substantive reasons for refusal given above not to seek further information on the matter.

Please issue a copy of the Direction with the Order.

Board Member: _____ Date: 14th March 2016
G.J. Dennison