



The submissions on this file and the Inspector's report were considered at a Board meeting held on June 22nd 2017.

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

Reasons and Considerations

1. Notwithstanding the acceptability in principle of providing a privacy strip adjacent to the residential dwelling it is considered that the proposed development would enclose land, previously accessible to, and enjoyed by the public, prohibiting public access thereto, and reducing the amenity value of the Pier, the waterway and the shoreline walk; and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The reduction in parking and circulation space at this land sea interface, to which the proposed development would give rise, would be likely to result in traffic turning movements, in a more confined space, closer to the water's edge, which would endanger public safety. Furthermore, the proposed development would reduce the width of the path available for walking and move it closer to the cliff edge which would endanger public safety.

Board Member

Date: 22.06.17

Paul Hyde