

An
Bord
Pleanála

Board Direction
BD-011085-22
ABP-309970-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/08/2022.

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

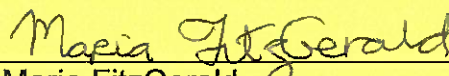
Reasons and Considerations

1. The Waterford City and County Development Plan 2022-2028 recognises the necessity that the future management and development of coastal areas is carried out in a manner that protects coastal functions and values including natural coastal defences, habitat value and landscape/seascape character. On the basis of information submitted with the application, particularly in relation to the method of construction and having regard to the significant excavations required to construct the proposed development, it is considered that the proposed development would be excessively close to the cliff face and the excavations proposed would compromise the structural stability of this area of cliff face. Furthermore, having regard to the Waterford Climate Change Adaptation Strategy 2019-2024 and the information submitted with the planning application, the Board is not satisfied that the proposed development would not result in further coastal erosion and/or impacts of climate change. The proposed development would, therefore, be contrary to the policy provisions of the Waterford City and County Development Plan

2022-2028 and would be contrary to the proper planning and sustainable development of the area.

Note: In deciding to omit the Planning Inspector's recommendation to refuse permission for the proposed development on the basis of the visual impact of the proposed development in a visually vulnerable coastal location, and whilst the Board recognised that the site presented excellent coastal views, the Board had regard to the town centre zoning for the site where residential uses are permitted and to the low profile and sedum roofs of the proposed semi-detached dwellings and considered that the dwellings, as proposed, were visually acceptable at this location. Furthermore, in deciding to omit the reason for refusal on the basis of the potential for traffic hazard, the Board had regard to the town centre location for the proposed development, to the information submitted with the appeal dated 14th day of April 2021, which demonstrated adequate sightlines from the proposed entrance for an urban location and also had regard to the submitted option (Appendix D) to reposition the vehicular entrance further east and considered that any residual issues could have been addressed by condition and that the potential for traffic hazard also did not warrant a reason for refusal.

Board Member



Maria FitzGerald

Date: 09/08/2022