

An
Bord
Pleanála

Board Direction
BD-010938-22
ABP-311247-21

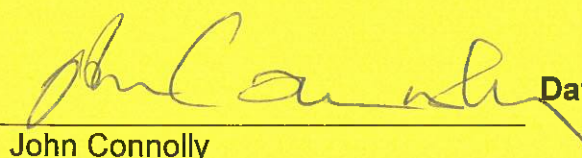
The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/06/2022.

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

Reasons and Considerations

Having regard to the Scenic Landscape Evaluation of the Waterford County Development Plan 2011 – 2017 (as varied and extended) and the planning history, it is considered that the proposed retention of a new section of roadway, with connections at each end to the northern portion of the existing laneway, would duplicate the means of access that is physically available to the applicant's property and would function as an optional diversion from the laneway. As such, its presence and use would be inherently confusing to road users and would be prejudicial to public safety by reason of traffic hazard. Furthermore, the construction has entailed the formation of a cutting and scar in the local landscape, which is shown as being visually vulnerable in the development plan, and so its presence seriously injures the visual amenities of the area. The development proposed to be retained and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


John Connolly

Date: 28/06/2022