

An  
Bord  
Pleanála

**Board Direction**  
**BD-017511-24**  
**ABP-319258-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/09/2024.

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

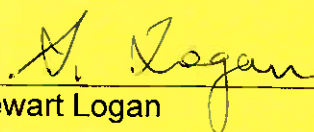
### **Reasons and Considerations**

1. Having regard to the nature of the development it is proposed to retain, the location of the site in a rural area outside of any settlement and the documentation provided with the application and appeal, it is considered that the development at this location would be contrary to Tourism Policy Objectives ECON 24 and ECON 25 of the Waterford City and County Development Plan 2022-2028, which seek to locate tourist accommodation within or adjacent to existing towns and villages, and if permitted would set an undesirable precedent for similar development and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site is located in a prominent coastal location in a 'most sensitive' landscape as designated in the Scenic Classification in the landscape and Seascape Character Assessment in the Waterford City and County Development Plan 2022-2028. It is considered that the development at this location detracts from the visual amenities of the area and would be contrary to Landscape Objective L02 of the Waterford City and County Development Plan 2022-2028, which seeks to protect the landscape assets of the County by ensuring that development proposals do not detract from the character and

scenic value of the area and are not unduly visually obtrusive in the landscape. The development would, therefore be contrary to the policies and objectives of Waterford County Development Plan 2022-2028 and if permitted would set an undesirable precedent for other similar developments and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Traffic movements associated with the proposed development would endanger public safety by reason of traffic hazard due to the narrow and sub-standard nature of the road from which access is proposed and the development would, therefore, be contrary to the proper planning and development of the area.
4. The Board is not satisfied, on the basis of the documentation provided with the application and the appeal, that the minimum separation distance between the onsite wastewater treatment system and neighbouring water supplies are in accordance with the Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent  $\leq 10$ ), Environmental Protection Agency 2021. Therefore, the development would be prejudicial to public health and be contrary to proper planning and sustainable development of the area.

**Board Member**

  
Stewart Logan

**Date:** 19/09/2024