



An  
Bord  
Pleanála

**Board Direction**  
**BD-017781-24**  
**ABP-319731-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/10/2024.

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

### **Reasons and Considerations**

The site is located within an area zoned as high amenity under the Waterford City and County Development Plan 2022-2028, is classified as 'Most Sensitive' under the Landscape Character Type Settlements, 7B Tramore Environs, and is defined as having "very distinctive features with a very low capacity to absorb new development without significant alterations of existing character over an extended area". The site is also bound to the north by the R675 which is a designated scenic route known as the Copper Coast Scenic Route.

Having regard to the prominent location, scale and height of the structure, the Board considers that the development would represent a significant and visually discordant feature in the landscape on a main approach road to Tramore (R675), forming part of the Copper Coast designated scenic route and would seriously injure the visual amenities of the area.

The proposed development would therefore be contrary to Policy Objective LS04 of the Waterford City and County Development Plan 2022-2028 which seeks to protect scenic routes and protected views as identified in Landscape Character Assessment (Appendix 8) and would not therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member**

  
Declan Moore

**Date:** 04/10/2024