

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wexford County

Planning Register Reference Number: 20150787

An Bord Pleanála Reference Number: PL 26.245612

APPEAL by Annette and Brendan Butler care of Fergus Flanagan Architects of Crescent Quay, Wexford against the decision made on the 25th day of September, 2015 by Wexford County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a new single storey dwelling and garage and all associated site works, at Duncannon, Ballyhack, New Ross, County Wexford.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. Having regard to the siting and design of the proposed development and its location on a prominent and exposed cliff edge site overlooking Waterford Harbour in close proximity to Duncannon Lighthouse, a Protected Structure, it is considered that the proposed development would be contrary to objectives CZM13 and CZM16 of the Wexford County Development Plan, would fail to integrate into the coastal landscape and would represent a visually incongruous and obtrusive feature which would seriously injure the visual amenities of the area and have a detrimental impact upon the setting of the Protected Structure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed vehicular access is via a new entrance onto the L4052 at a location where sightlines are restricted and close to a bend in the road. The Board is not satisfied that the proposed development would not endanger public safety by reason of traffic hazard and obstruction of road users and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.