

Planning and Development Acts 2000 to 2021

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 21/45

APPEAL by Richard and Caroline Godsil and Jane Fuller care of RPS Group Limited of West Pier Business Campus, Dun Laoghaire, County Dublin against the decision made on the 18th day of March, 2021 by Waterford City and County Council to refuse permission to the said Richard and Caroline Godsil and Jane Fuller.

Proposed Development: Erection of two own door dwellings arranged within a single building, designed to sit into the natural topography of the site. The dwellings will comprise one four-bedroom dwelling and one two-bedroom dwelling under a flat sedum roof. Each dwelling is arranged over two floors, the first is at lower ground and ground floor and the second at ground and first floor. Pedestrian access is proposed via an existing vehicular gate. A new relocated vehicular entrance is proposed which will serve both dwellings. Parking, landscaping, and all other ancillary works, all at Gallwey's Hill, Tramore, County Waterford.

Decision

REFUSE permission for the above development in accordance with the reasons and considerations set out below.

Reasons and Considerations

The Waterford City and County Development Plan 2022-2028 recognizes 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 defence, habitat value and landscape/seascape character. On the basis of the information submitted with the planning application and the appeal, 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 that 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 and the appeal, 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 be contrary to the policy provisions of the Waterford City and County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

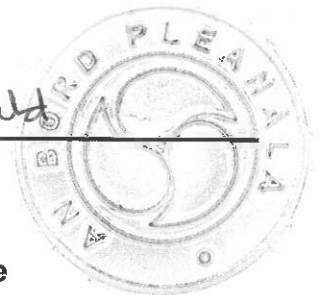
DR. Maria Fitzgerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 18th day of Aug. 2022.