

An
Bord
Pleanála

Board Order ABP-315947-23

Planning and Development Acts 2000 to 2022

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 23/9

Appeal by Russell and Marian Bassindale care of Emmet Murray Architects of Dungarvan Enterprise Centre, Lower Main Street, Dungarvan, County Waterford against the decision made on the 22nd day of February, 2023 by Waterford City and County Council to refuse permission.


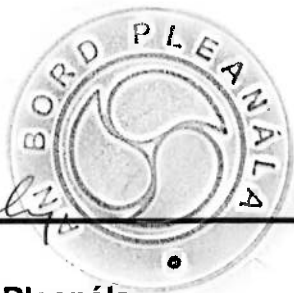
Proposed Development: Demolish an existing storey-and-a-half dwellinghouse and construct a two-storey replacement dwellinghouse, install a new wastewater treatment system and associated percolation area and carry out all other associated ancillary site works, all at Ballintlea, Lemybrien, County Waterford.

Decision

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

Reasons and Considerations

The site of the proposed development is located within an 'Area under Strong Urban Influence', a 'Most Sensitive' landscape category, and in close proximity to a 'Scenic Route' as set out in the current development plan for the area, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion, which policies and objectives are considered to be reasonable. Having regard to the elevated position of the proposed development, together with its design, scale, bulk and massing, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment, and would set an undesirable precedent for other such prominently located development in the vicinity and be contrary to the provisions of the development plan for the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this 4th day of March. 2024.