



An  
Bord  
Pleanála

**Board Direction**  
**BD-004881-20**  
**ABP-305429-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/01/2020.

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 existing character and the prevailing pattern of development in the area, the site location on a prominent location and in proximity to the City Wall and within the Trinity Within Architectural Conservation Area, the presence of a number of Protected Structures both on and adjacent to the site as listed in the Waterford City Development Plan, 2013, and to the structures recorded by the National Inventory of Architectural Heritage as having Regional Value supported by Architectural, Artistic and Historical categories of special interest, it is considered that the proposed development, by reason of its overall layout, form, scale, height, massing, layout and design, would be out of scale with its surroundings, would seriously detract from the architectural character and setting of a number of Protected Structures, would materially affect the character of the Architectural Conservation Area, would be detrimental to the visual amenities of the area, and would set an undesirable precedent. The proposed development would, therefore, would be contrary to the proper planning and sustainable development of the area.

2. The Board is not satisfied that the Archaeological Assessment presented in support of the proposed development adequately address the full extent of impacts on the City Wall, Recorded Monument which forms the southern site boundary, or the archaeology of the site. It is therefore concluded that the development, if permitted would significantly injure or interfere with a recorded monument, and that the archaeological significance of the site is such that any development of the site in advance of a comprehensive archaeological assessment, carried out to the requirements of the appropriate authorities, would be premature. The development would therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 09/01/2020

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Terry Ó Niadh