



An
Bord
Pleanála

Board Direction
BD-012082-23
ABP-312716-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/05/2023.

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

Reasons and Considerations

Having regard to the specific design proposed and the resultant scale, massing and bulk of the proposed development on an elevated site, and in the absence of contiguous elevations, the Board is not satisfied that the proposed development would not adversely impact on the special character of the Stradbally Architectural Conservation Area and would thus contravene the Built Heritage Policy Objective BH 05 of the Waterford City and County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Tom Rabbette

Date: 05/05/2023