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**Board Direction**  
**BD-014087-23**  
**ABP-313465-22**

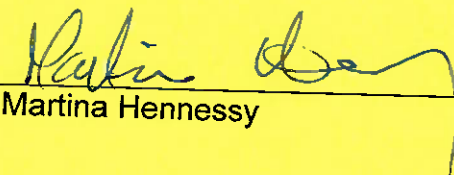
The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/10/2023.

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

#### **Reasons and Considerations**

On the basis of the information provided with the application for retention and first party appeal, the Board is not satisfied that the development to be retained would not have significant adverse impacts on the setting of the protected structure at no. 19 Newtown Road (RPS no. WA730327), or that the development would not result in a traffic hazard. The development is therefore considered to contravene Policy BH 02 Supporting our Built Heritage Assets and Objective DM 10 of the Waterford City and County Development Plan 2022-2028. The development is therefore contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Martina Hennessy

**Date:** 12/10/2023