



An
Bord
Pleanála

Board Direction
BD-014526-23
ABP-314375-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/11/2023.

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 specific design proposed and the resultant scale, massing and bulk of the proposed development, relative to the small scale of the existing dwelling on this prominent corner site, at the end of an historic terrace located proximate to the seafront and to the centre of Dunmore East, the Board is not satisfied that the proposed development would not adversely impact on the special character of Dunmore East Architectural Conservation Area and would, therefore, materially contravene the Built Heritage Policy BH05 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


Mick Long

Date: 09/11/2023