



An
Bord
Pleanála

Board Direction
BD-014814-23
ABP-314618-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/12/2023.

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

Reasons and Considerations

1. The northwestern section of the site is zoned OS Open Space under the Waterford City & County Development Plan 2022-2028 with the stated objective to 'Preserve and provide for open space and recreational amenities'. The proposed development includes the enclosing of this area of designated 'open space' to provide surface car parking associated with student accommodation. Having regard to the nature of the proposed use and the zoning objective, it is considered that the development would contravene materially the Waterford City & County Development Plan 2022-2028 and be contrary to the proper planning and sustainable development of the area.
2. Having regard to the design and layout of the development and the proposed treatment of the public and communal spaces within the scheme, it is considered that the proposed development will not provide an acceptable standard of design or landscaping such as would make a quality contribution to the public realm at this location as envisaged in the City South West Neighbourhood Design Framework and policy objective DM05 of the Waterford City & County Development Plan 2022-2028. In addition, the development is not considered to provide an adequate standard of student accommodation and is therefore also considered to contravene policy objective H22. The proposed development

would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the orientation, bulk and scale of the development relative to adjacent residential properties to the south and east, the Board is not satisfied, on the basis of the documentation submitted with the application, that the development would not have a significant adverse impact on residential amenities by way of overshadowing. The development is therefore considered to contravene policy objectives H02, H20 and H23 of the Waterford City & County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member Eamonn James Kelly Date: 08/12/2023
Eamonn James Kelly