

An  
Bord  
Pleanála

**Board Direction**  
**BD-016411-24**  
**ABP-315638-23**

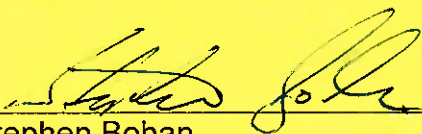
The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/05/2024.

The Board decided to direct the planning authority not to grant the licence generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. Having regard to stated policies in the Waterford City and County Development Plan 2022-2028 which seeks to protect the character and streetscape in an Architectural Conservation Area (ACA), to the location of the proposed development within an ACA and its prominent siting in the streetscape and in vistas to protected structures, it is considered that the proposed development would detract from the character of the ACA and, therefore, would not be in accordance with the proper planning and sustainable development of the area.
2. It is considered that the proposed development by reason of its location relative to vehicular traffic lanes and parking bays constitutes a disorderly form of development, which is not in accordance with the proper planning and sustainable development of the area.

**Board Member**

  
Stephen Bohan

**Date:** 24/05/2024