



An
Bord
Pleanála

Board Direction
BD-015658-24
ABP-315640-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/02/2024.

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

Reasons and Considerations

1. It is considered that, by reason of its scale and design, the proposed development would erode the existing siting and design of the existing structure and would not represent a sympathetic refurbishment. The proposed development would be contrary to policy objectives H31 and H32 of Waterford City and County Development Plan 2022-2028, would seriously injure the visual amenity of the area and would, therefore, be contrary to the proper planning of sustainable development of the area.
2. The proposed development includes the creation of a new vehicular entrance onto a busy Regional Road (R685). It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements that the development would generate on a regional road at a point where sightlines are restricted, particularly in an easterly direction. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Martina Hennessy

Date: 01/03/2024