



An
Bord
Pleanála

Board Direction
BD-018032-24
ABP-318055-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/10/2024.

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

Reasons and Considerations

Having regard to the size of the site and the plot ratio, density, height and scale of development proposed, it is considered that the proposed development would result in overdevelopment of the site which would negatively impact on the residential amenity of existing neighbouring dwellings by reason of overshadowing and of the overbearing impact on existing dwellings and would not be in accordance with Policy Objective H20 of the Waterford Development Plan 2022-2028 which seeks to protect existing residential amenity. The proposed development would, therefore, be contrary to the proper planning and development of the area.

Note:

The Board also considered that the information provided with the application had not satisfactorily addressed the matter of residential amenity for future occupants in terms of separation distances between windows serving habitable rooms, provision of appropriate private open space and/or communal open space, and appropriate levels of cycle parking, having regard to the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) and Guidelines for Planning Authorities - Design Standards for New Apartments (July 2023). In addition, the board was not satisfied that sufficient information had been provided in

relation to adequate provision of sunlight and daylight to the proposed rear ground floor apartments. While ordinarily these matters would warrant further consideration and a request for further information, in this instance, given the substantive reason for refusal above, it was decided not to pursue these matters under the current appeal.

Board Member


Martina Hennessy

Date: 01/11/2024