

An  
Bord  
Pleanála

**Board Direction**  
**BD-017891-24**  
**ABP-320151-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/10/2025.

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


### **Reasons and Considerations**

The proposed development, by reason of its excessive height relative to surrounding buildings, its bulk and massing, its building line and its design would be out of character with the pattern of development in the vicinity and would constitute a visually discordant feature that would be detrimental to the distinctive architectural and historic character of this area, which it is appropriate to preserve and would be contrary to 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.

### **Note**

If the proposal had not presented as a visually discordant feature in the historic area, the Board was not satisfied that the application contained the required level of detail and accuracy for a full and proper assessment. For example, an incomplete letter of application, anomalies across the submitted documentation, no site plan or layout for the demolition being sought, no submission/information regarding the current and future relationship between the existing development at the front of the site and that being proposed for the rear.

**Board Member**

  
Declan Moore

**Date:** 17/10/2024