

An
Coimisiún
Pleanála

Direction
CD-020155-25
ABP-320736-24

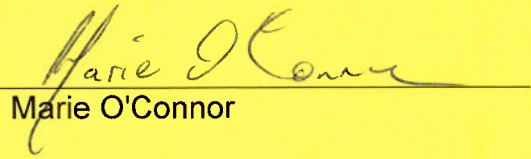
The submissions on this file and the Inspector's report were considered at a meeting held on 07/07/2025.

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

Planning

Commissioner:

Date: 07/07/2025


Marie O'Connor

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the height and scale of the rear extension proposed to Sunrise Cottage which is identified as a Protected Structure within the Dunmore East Architectural Conservation Area, it is considered that the proposed development would not enhance or preserve the character of the Protected Structure or its setting. It is also considered that the application did not satisfactorily demonstrate that the proposed demolition and excavations would protect and not result in loss or damage to the Protected Structure or neighbouring Protected Structures. Accordingly, it is considered the proposed development would be not consistent with Policy Objectives

BH01, BH05, and BH12 of the Waterford City & County Development Plan 2022-2028, and would set an undesirable precedent for similar development. The proposed development therefore would be contrary to the proper planning and sustainable development of the area.