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Coimisiún  
Pleanála

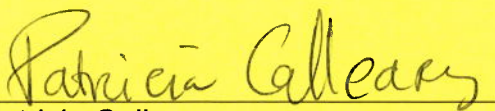
**Direction**  
**CD-020360-25**  
**ABP-321171-24**

The submissions on this file and the Inspector's report were considered at a meeting held on 29/07/2025.

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

#### **Planning**

**Commissioner:**

  
Patricia Calleary

**Date:** 29/07/2025

#### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the location of the site in an area zoned 'TM – Tourism' in the Waterford City and County Development Plan 2022-2028, where the land use zoning objective is 'To provide for tourist uses', and having regard to Development Plan Table 11.2 'Zoning Matrix' which states that a 'residential scheme' is not permitted in the 'TM' land use zoning area, it is considered that the nature of the development of apartments for residential use, as proposed, would be incompatible with the area

and would materially contravene the land use zoning objective 'To provide for tourist uses" as set out in the development plan. The proposed development and development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:**

The Commission was not satisfied that the matter of legal interest was resolved, notwithstanding Section 34(13) of the Planning and Development Act 2000, as amended. Any future application would need to address this matter. In the interest of clarity, the Commission considered that it would not be appropriate to deal with such a matter by way of a planning condition.