

An  
Bord  
Pleanála

**Board Direction**  
**BD-019804-25**  
**ABP-321850-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/05/2025.

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

**Reasons and Considerations**

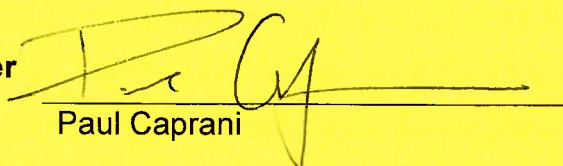
**Reasons and Considerations**

1. It is considered that the proposed development would negatively impact on and detract from the residential amenities of existing neighbouring residential properties by reason of overbearing impacts, overshadowing and loss of daylight. The proposed development would constitute an over-dominant and overbearing presence in relation to the adjoining residential properties and would seriously injure the amenities of property in the vicinity. The proposed development would be contrary to the Waterford Development Plan 2022-2028 Policy H20 which seeks to protect the residential amenities of adjacent residential properties in terms of privacy and availability of daylight and sunlight and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The development as proposed fails to comply with Specific Policy Requirements set out in Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities, namely SPPR 3 which requires that in city centres and urban neighbourhoods, car parking provision

should be minimised, substantially reduced or wholly eliminated. The proposal to provide 1.5 spaces per residential unit does not accord with this Specific Planning Policy Requirement and is therefore contrary to the proper planning and sustainable development of the area.

3. The development as proposed fails to comply with Policy Objective H 18 Climate Resilient Housing, and Policy Objective UTL 09 Storm and Surface Water Management of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Paul Caprani

**Date:** 28/05/2025