

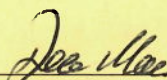
An
Coimisiún
Pleanála

Direction
CD-020932-25
ACP-322875-25

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

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

Planning Commissioner:


Declan Moore

Date: 10/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the existing character and the prevailing pattern of development, and to the location and setting of the site, which is partially located within a designated Architectural Conservation Area (ACA), it is considered that the proposed development, by reason of its overall design, height and massing, would be a discordant feature in the streetscape of Ballybricken Green, and Morgan Street in both prominent near views and mid-distant views from across Ballybricken Green, a key amenity area and public space surrounded by buildings of historic interest all within the ACA. The proposed development would, therefore, seriously detract from the setting of historic buildings (both included in the County Record of Protected Structures and the National Inventory of Architectural Heritage) and the architectural character of this designated area, and would, therefore, negatively impact on the architectural heritage and visual amenities of the area.

Accordingly, the proposed development would contravene Policy Objective BH05 of the Waterford City and County Development Plan 2022-2028 which seeks to preserve the special character and settings of Architectural Conservation Areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, incorporating a four-storey apartment block at a distance of two metres from the southern boundary with no transition or significant setbacks from the adjacent two storey dwellings, would, by reason of its mass, site topography and proximity to existing residences, be likely to have an overbearing impact and injure the residential amenities of properties in the vicinity of the site, in particular Clashrea Place. The proposed development would accordingly be contrary to policy objective OPS28 which states that adjoining private amenity spaces of neighbouring residential properties should be protected through the design and layout of any proposal on the subject site and to residential zoning for the adjacent land as set out in the Waterford City and County Development Plan 2022-2028, which seeks to protect the residential amenities of adjacent residential properties in terms of privacy and availability of daylight and sunlight. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.