



An
Coimisiún
Pleanála

Commission Direction
CD-000244
PL-500267-WD-25

The submissions on this file and the Inspector's report were considered at a meeting held on 10 March 2026.

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

Planning Commissioner:

MaryRose McGovern

Date:

10th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the Architectural Heritage Protection Guidelines for Planning Authorities, 2011, in particular Section 13.8.2 which sets out that new development, both adjacent to and at a distance from, can affect the character and special interest of a protected structure and impact on it in a variety of ways, and Section 13.8.3 which states that the extent of the impact of a proposal

will depend on the location of the new works, the character and quality of the protected structure, and its designed landscape and setting, and having regard to the character of the rural landscape where the subject site is located, the prevailing pattern of development at the site location, and the presence of a structure adjacent to the site which is listed in the Waterford City and County Development Plan 2022-2028, as a protected structure (RPS Ref. WA750288), and which is also included in the National Inventory of Architectural Heritage (NIAH Ref. No. 22900506), it is considered that the proposed development, by reason of its overall siting, height, scale, massing and design, would be inappropriate at this rural location, and would detract from the character and setting of the adjacent protected structure. The proposed development would seriously injure the rural character and visual amenities of the area, and it would materially and adversely affect the special interest of the protected structure. The proposed development would be contrary to the Waterford City and County Development Plan 2022-2028, including the applicable Agriculture A zoning objective, which seeks 'To provide for the development of agriculture and to protect and improve rural amenity', Objective BH 11 (Maintaining and Enhancing Special Character), Objective BH 12 (Setting and Vistas), and Objective BH 24 (Maintaining and Enhancing our Vernacular Buildings). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.