

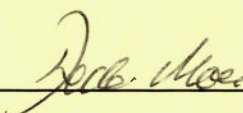
An
Coimisiún
Pleanála

Commission Direction
CD-001151
PL-500510-WD-25

The submissions on this file and the Inspector's report were considered at a meeting held on 21 August 2026.

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:

26th day of August 2026

Having regard to the designation of the site as a 'Most Sensitive Area' landscape type, to the location of the site at a visually prominent junction along a scenic route into and through Ardmore village, to the inclusion of the site within the Ardmore Architectural Conservation Area, and to the prevailing pattern of development in the vicinity of the site, it is considered that the proposed development, by reason of its overall design, height, scale, and massing, and no provision for off street car parking, would be an inappropriate form of development in a rural village context, would seriously injure the rural village character and visual amenities of Ardmore,

and would adversely affect the integrity and detract from the special character of the Ardmore Architectural Conservation Area.

There is a range of projecting and recessed features on all elevations; entrance doors at ground floor, balconies at first and second floor levels, portions of wall plates (angled projection on north elevation). The elevations do not feature flush or solid wall plates, as is characteristic of the historic village streetscape.

There are a relatively high number, range and mix of windows and balcony door opens in the south and east elevations, with proportions that vary across floor levels and between dwellings which is considered to be overly fussy and cause a jarring effect in the design. The nature and extent of glazing is dominant; creating void-to-solid proportions which are not balanced, and the use of zinc cladding does not feature in the village streetscapes.

The inappropriate design approach, and the excessive height, scale and massing of the proposed development are particularly evident in Views 2, 3, 4 of Dwg No. H-08, in which the proposal is an excessively dominant feature in the coastline landscape, exerting an adverse visual impact particularly travelling northwards along the scenic route into the rural village.

As such, the proposed development would be contrary to the applicable 'Rural Village' zoning objective of the Waterford City and County Development Plan 2022-2028, which seeks to 'protect and promote the character of the Rural Village and promote a vibrant community appropriate to available physical and community infrastructure', to policy in Section 4.1(a) (Appendix 8, Volume 3) (Most Sensitive Areas), to Objectives BH 05 (Architectural Conservation Areas), BH 11 (Maintaining and Enhancing Special Character), BH 12 (Settings and Vistas), and BH 13 (Vacant and Derelict Structures), to policy in Section 11.6 (Design),

Section 10 (Volume 2), and Appendix 10 (Volume 3) (Architectural Conservation Area).

The proposed development would also be contrary to policy in paragraphs 3.10.1 (Proposal for new development) and 3.10.2 (Proposal for demolition) of the Architectural Heritage Protection Guidelines for Planning Authorities, 2011.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.