

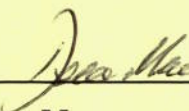
An
Coimisiún
Pleanála

Commission Direction
CD-001133
PL-501248-WD-26

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

DRAFT WORDING FOR ORDER

Reasons and Considerations

1 The proposed development, by reason of its design, height, scale and finishes, would be out of character with the pattern of development in the vicinity and would be a visually prominent and discordant feature that would be detrimental to the distinctive architectural and historic character of this area, which it is appropriate

to preserve and would be contrary to Policy Objectives BH 05, BH 11 and BH 12 of the Waterford City and County Development Plan, 2022–2028, as varied. The proposal has a number of non-traditional features including façade arrangement with pitched half dormers over the upper windows and overhanging canopies to the front doors, proposed details such as uPVC fascia and soffits, cement barge-boards and uPVC windows do not align with the character of the area of the ACA and overall, the materials would not integrate with the surrounding streetscape. It is considered that these proposed materials, on a visually prominent design, in a tight urban grain, such as Coffey Lane, would further erode the character of the area, and in turn, the special interest of the ACA. The proposed development would seriously injure the visual amenities and the architectural and historical interest of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

2 The proposed development, by reason of its inadequate provision of private open space, would conflict with the provisions of the Waterford City and County Development Plan, 2022–2028, as varied, and with the minimum standards recommended in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in 2024, and would constitute excessive development on this restricted site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3 Having regard to the design, height and scale of development and the backland nature of the development, it is considered that the proposed development would constitute overdevelopment of the site, would have an

unreasonable overbearing and visually dominant effect on adjoining sites and would seriously injure the residential amenities of the area. The proposed development would be contrary to Table 3.1 'General Standards for New Residential Development in Urban Areas' of Volume 2 of the Waterford City and County Development Plan, 2022-2028, as varied. The proposed development, therefore, by the precedent it would set for other development, would seriously injure the amenities of property in the vicinity, would be contrary to the provisions of the development plan and to the proper planning and sustainable development of the area.

Notes

The Commission noted that potential impacts upon the first floor flat above the shop on Main Street, located to the rear of the application site and also within the applicant's ownership, albeit outside the red line of this application, were not canvassed. Access to the flat and usable private open space available to the flat, given the location of steps and the apparent sunken nature of the rear garden, should be addressed in any future application.

The Commission also noted that the front elevation of Unit 1, as depicted on drawing number PL3 (revision 4 of 27 January 2026) did not appear to match the floor plans submitted to the planning authority or in the revised plans submitted to the Commission with the appeal documents.