



Planning and Development Acts 2000 to 2019

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 19/82

APPEAL by Monica Leech care of Michael Reilly of “Radharc Na Coille”, Mullinahone, County Tipperary against the decision made on the 11th day of July, 2019 by Waterford City and County Council to grant subject to conditions a permission to Neville Hotels trading as The Tower Hotel Waterford care of Patrick Halley and Associates of Burchall House, Parnell Street, Waterford for the proposed development.

Proposed Development: Planning permission is sought for (a) the demolition of existing four storey terrace numbers 16-20 Lombard Street inclusive and four storey over basement corner building at number 36 The Mall (PROTECTED STRUCTURE RPS. Ref: 260) including 15 number hotel rooms and two storey laundry and stores to the rear of the Tower Hotel at Rose Lane, (b) the erection of a five storey extension to The Tower Hotel consisting of 60 number guest bedrooms, conference centre with main conference room and six number smaller conference rooms, break out space and roof terrace at first floor level, stores, toilets, staff facilities, service yard and (c) alterations to existing front elevation of Tower Hotel at The Mall, all on site extending from The Tower Hotel, The Mall, Waterford through number 36 The Mall, through numbers 16-20 Lombard Street and Rose Lane, Waterford, as amended by the further public notice received by the planning authority on the 18th day of June, 2019.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

1. Having regard to the protected structures on the site, in the context of Section 57 (10) (b) of the Planning and Development Act 2000, whereby permission cannot be granted for the demolition of a protected structure, save in exceptional circumstances, it is considered that the applicant has failed to demonstrate that exceptional circumstances exist that would justify the demolition of the protected structures on the site. In such circumstances, the Board is precluded from granting permission.

2. Having regard to the protected structures on the site as listed in the current County Development Plan, and to the structures recorded by the National Inventory of Architectural Heritage as having Regional Value supported by Architectural, Artistic and Historical categories of special interest, and which form part of a substantially intact Georgian streetscape which borders an Architectural Conservation Area, it is considered that the proposed development would materially affect the character of the adjoining Architectural Conservation Area, would be detrimental to the character and setting of the historic streetscape and visual amenities of the area, and would set an undesirable precedent. The proposed development would, therefore, be contrary to proper planning and sustainable development of the area.

3. The proposed development, by reason of its form, massing, layout and design, on a prominent site in the city, would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.