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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Waterford City and County Council**

**Planning Register Reference Number: 21/449**

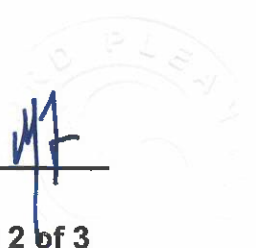
**APPEAL** by Drummer Properties Limited care of KPMG Future Analytics of 1 Stoke's Place, St. Stephen's Green, Dublin against the decision made on the 8<sup>th</sup> day of July, 2021 by Waterford City and County Council to refuse permission to the said Drummer Properties Limited.

**Proposed Development:** Demolition and clearance of the existing three-storey 'Bridge House' (995 square metres), the wall and railing fronting Davitt's Quay and all hard-standing and the construction of a one to nine-storey over-basement hotel development, with principal entrance at Davitt's Quay. The hotel development will comprise: 65 number bedrooms (15 number with terraces/balconies facing to the east, south and west) and one number two-bedroom family suite (with roof terrace facing to the east), function room, exhibition area, ground floor breakfast/dining room, two number fifth floor bar/dining areas with eastern, southern and northern roof terraces/balconies; all ancillary hotel operational and management spaces, including plant, 10 number cycle parking spaces at basement and surface levels, rear access and two number service vehicle set-down spaces at Walsh Street, and all ancillary works to facilitate the development, including water services, with basement level attenuation and green roofs. The proposal and associated ancillary elements about the Protected Structure known as the Bank

Building (National Inventory of Architectural Heritage register reference number 22821017) to the south and are partly located in its rear curtilage. The works to be carried out within the rear curtilage of the Protected Structure include reconfigurations to the location of a gas tank, refuse storage, car parking and delivery access permitted under planning register reference number 18/47/An Bord Pleanála reference number ABP-301937-18. For development on lands of 0.2024 hectares located at and to the rear of the 'Bridge House' 1970s office building. All at Davitt's Quay and Walsh Street, Dungarvan , County Waterford.

## **Decision**

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



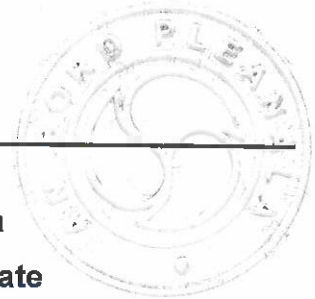
## Reasons and Considerations

Having regard to the existing character and the prevailing pattern of development in the area, the location and setting of the site, which is characterised by its proximity to historic buildings, an adjoining Architectural Conservation Area and Protected Structures, including the Bank House (Record of Protected Structures number DV740026) and Áras Brúgha (Record of Protected Structures number DV740029), it is considered that, by reason of its overall scale, height, massing and design, the proposed development would be out of scale with its surroundings, would seriously detract from the architectural character and setting of the surrounding vicinity and of the streetscape generally and would not integrate successfully with the surrounding setting. The proposed development would seriously detract from the architectural heritage and visual amenities of the area and would contravene Objectives BH 1, BH 3, BH 8 and Section 7.3.2 of the Dungarvan Town Development Plan 2012-2018, as amended. 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 25<sup>th</sup> day of July 2022.