

An
Bord
Pleanála

Board Order
ABP-318055-23

Planning and Development Acts 2000 to 2022

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 22/1012

APPEAL by Carol O'Shaughnessy of 63 Barrack Street, Waterford against the decision made on the 21st day of August, 2023 by Waterford City and County Council to grant subject to conditions a permission to Dunrobin Leisure Limited trading as Doyle's Bar care of Danzinger Design Studios of 40 Belvedere Avenue, Waterford in accordance with plans and particulars lodged with the Council.

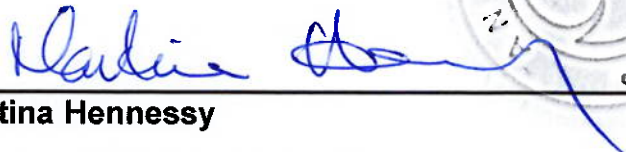
Proposed Development: The change of use from commercial (licenced premises/public house) to residential (six number apartments) including two number studio and one number one bedroom apartments on the ground floor and one number studio and two number one bedroom apartments on the first floor. Works will include select demolition works and reconfiguration of the existing structure with modification to existing facades, the construction of a two-storey extension and all associated site works at number 64 Barrack Street, Waterford, as amended by the further public notices received by the planning authority on the 16th day of May, 2023.

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 size of the site and the plot ratio, density, height and scale of the development proposed, it is considered that the proposed development would result in overdevelopment of the site which would negatively impact on the residential amenity of existing neighbouring dwellings by reason of overshadowing and of the overbearing impact on existing dwellings and would not be in accordance with Policy Objective H 20 of the Waterford City and County Development Plan 2022-2028 which seeks to protect existing residential amenity. The proposed development would, therefore, be contrary to the proper planning and development of the area.



Martina Hennessy

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

Dated this 7th day of November 2024.