

An
Coimisiún
Pleanála

Commission Order
ABP-321171-24

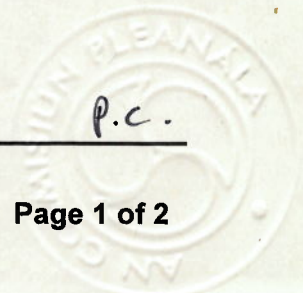
Planning and Development Acts 2000 to 2022

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 2360519

APPEAL by Mary Egan and Donal Blackwell care of Edmond Daly Associates Limited of Kilcop Lower, Woodstown, County Waterford against the decision made on the 11th day of October 2024, by Waterford City and County Council to grant, subject to conditions, a permission to Oakshade Holdings Limited care of Eddie Phelan of 2-3 Colbeck Street, County Waterford.

Proposed Development: Change of use of the existing ground floor mixed-use development from commercial to residential, to provide for three number two-bedroom apartments, construction of a new second floor to the existing two-storey building to provide five number new apartments comprising; one number two-bedroom apartment, two number one-bedroom apartments and two number studio apartments, with the provision of a new three-storey extension to the front of building to provide new stairwell/lift access to the new second floor, with modifications to all existing facades, together with retention permission for modifications to existing external windows and doors and all associated site development works and associated site services, all at Pebble Beach, Riverstown, Tramore, County Waterford.


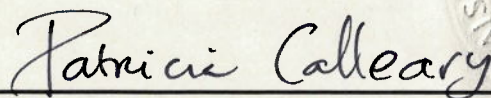


Decision

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

Reasons and Considerations

Having regard to the location of the site, in an area zoned 'TM – Tourism' in the Waterford City and County Development Plan 2022-2028, where the land use zoning objective is 'to provide for tourist uses', and having regard to Development Plan Table 11.2 'Zoning Matrix', which states that a 'residential scheme' is not permitted in the 'TM' land use zoning area, it is considered that the nature of the development of apartments for residential use, as proposed, would be incompatible with the area and would materially contravene the land use zoning objective 'to provide for tourist uses' as set out in the development plan. The proposed development and development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 30th day of July 2025.