

An
Bord
Pleanála

Board Order
ABP-321850-25

Planning and Development Acts 2000 to 2022

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 2360632

APPEAL by Causeway Facilities Management of Suites 9 and 10, Station House, Railway Square, Waterford against the decision made on the 14th day of January, 2025 by Waterford City and County Council to refuse permission for the proposed development.

Proposed Development: Permission for the construction of a four storey apartment building over existing basement carpark to consist of four number apartments in total (one number two-bed apartment at ground floor level, one number three-bed apartment at first floor, one number three-bed apartment at second floor and one number three-bed apartment at third floor) and for new bike and bin storage areas also at ground floor level, all with associated development works at Penrose Lane, Waterford City as revised by further public notices received by the planning authority on the 10th day of December, 2024.

Decision

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

Reasons and Considerations

1. It is considered that the proposed development would negatively impact on, and detract from, the residential amenities of existing neighbouring residential properties by reason of overbearing impacts, overshadowing and loss of daylight. The proposed development would constitute an over-dominant and overbearing presence in relation to the adjoining residential properties and would seriously injure the amenities of property in the vicinity. The proposed development would be contrary to the Waterford Development Plan 2022-2028 Policy H20 which seeks to protect the residential amenities of adjacent residential properties in terms of privacy and availability of daylight and sunlight and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The development as proposed fails to comply with Specific Policy Requirements set out in Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities, namely SPPR 3 which requires that in city centres and urban neighbourhoods, car parking provision should be minimised, substantially reduced or wholly eliminated. The proposal to provide 1.5 spaces per residential unit does not accord with this Specific Planning Policy Requirement and is therefore contrary to the proper planning and sustainable development of the area.

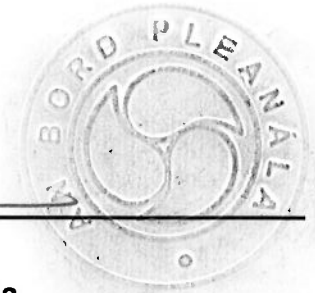
3. The development as proposed fails to comply with Policy Objective H 18 (Climate Resilient Housing), and Policy Objective UTL 09 (Storm and Surface Water Management) of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 4th day of June 2025.