



An
Coimisiún
Pleanála

Commission Order
PL-500267-WD

Planning and Development Act 2000, as amended

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 25/15

Appeal by Catherine Starling against the decision made on the 20th day of October, 2025 by Waterford City and County Council to grant subject to conditions a permission to Donna Costigan,

Proposed Development: Construction of a dwellinghouse, separate domestic garage, wastewater treatment system, well on site, new recessed entrance, blocking an existing entrance and all associated site works, all at Curraheenavoher, Ballymacarby, County Waterford.

Decision

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

Reasons and Considerations

Having regard to the Architectural Heritage Protection Guidelines for Planning Authorities (2011), in particular Section 13.8.2 which sets out that new development, both adjacent to and at a distance from, can affect the character and special interest of a protected structure and impact on it in a variety of ways, and Section 13.8.3 which states that the extent of the impact of a proposal will depend on the location of the new works, the character and quality of the protected structure, and its designed landscape and setting, and having regard to the character of the rural landscape where the site is located, the prevailing pattern of development at the location, and the presence of a structure adjacent to the site, which is listed in the Waterford City and County Development Plan 2022-2028 as a protected structure (RPS reference number WA750288), and which is also included in the National Inventory of Architectural Heritage (NIAH reference number 22900506), it is considered that, by reason of its overall siting, height, scale, massing and design, the proposed development would be inappropriate at this rural location, and would detract from the character and setting of the adjacent protected structure. The proposed development would seriously injure the rural character and visual amenities of the area and would materially and adversely affect the special interest of the protected structure. Furthermore, the proposed development would be contrary to the Waterford City and County Development Plan 2022-2028, including the applicable Agriculture A zoning objective which seeks 'To provide for the development of agriculture and to protect and improve rural

amenity', Objective BH 11 (Maintaining and Enhancing Special Character), Objective BH 12 (Setting and Vistas), and Objective BH 24 (Maintaining and Enhancing our Vernacular Buildings). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



MaryRose McGovern

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

Dated this *16th* day of *March* 2026.