



An
Coimisiún
Pleanála

Commission Order
PL- 500510-WD-25

Planning and Development Act 2000, as amended

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 25/60048

Appeal by Shane Houlihan against the decision made on the 24th day of November 2025 by Waterford City and County Council to refuse permission for the proposed development.

Proposed Development: The proposed development will consist of: (1) Demolition of existing dwelling, storage unit and public toilet block. (2) The construction of three number dwellings, comprising of two number two-storey three-bed terrace houses and one number three-storey detached house with connection to public services and all associated site works, all on site of circa 0.034858 hectares located at Rocky Road, Ardmore, County Waterford, as revised by the further public notice received by the planning authority on the 30th day of October, 2025.

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 designation of the site as a 'Most Sensitive Area' landscape type, to the location of the site at a visually prominent junction along a scenic route into and through Ardmore Village, to the inclusion of the site within the Ardmore Architectural Conservation Area, and to the prevailing pattern of development in the vicinity of the site, it is considered that the proposed development, by reason of its overall design, height, scale, and massing, and no provision for off-street car parking, would be an inappropriate form of development in a rural village context, would seriously injure the rural village character and visual amenities of Ardmore, and would adversely affect the integrity and detract from the special character of the Ardmore Architectural Conservation Area.

There is a range of projecting and recessed features on all elevations; entrance doors at ground floor, balconies at first and second floor levels, portions of wall plates (angled projection on north elevation). The elevations do not feature flush or solid wall plates, as is characteristic of the historic village streetscape.

There is a relatively high number, range and mix of windows and balcony door opens in the south and east elevations, with proportions that vary across floor levels and between dwellings which is considered to be overly fussy and cause a jarring effect in the design. The nature and extent of glazing is dominant; creating void-to-solid proportions which are not balanced, and the use of zinc cladding does not feature in the village streetscapes.

The inappropriate design approach, and the excessive height, scale and massing of the proposed development are particularly evident in Views 2, 3, and 4 of Drawing Number H-08, in which the proposed development is an excessively dominant feature in the coastline landscape, exerting an adverse visual impact particularly travelling northwards along the scenic route into the rural village.

As such, the proposed development would be contrary to the applicable 'Rural Village' zoning objective of the Waterford City and County Development Plan 2022 - 2028, which seeks to 'protect and promote the character of the Rural Village and promote a vibrant community appropriate to available physical and community infrastructure', to policy in Section 4.1(a) (Appendix 8, Volume 3) (Most Sensitive Areas), to Objectives BH 05 (Architectural Conservation Areas), BH 11 (Maintaining and Enhancing Special Character), BH 12 (Settings and Vistas), and BH 13 (Vacant and Derelict Structures), to policy in Section 11.6 (Design), Section 10 (Volume 2), and Appendix 10 (Volume 3) (Architectural Conservation Areas). The proposed development would also be contrary to policy in paragraphs 3.10.1 (Proposal for new development) and 3.10.2 (Proposal for demolition) of the Architectural Heritage Protection Guidelines for Planning Authorities, 2011. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Declan Moore

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

Dated this 26th day of August 2026.