



An
Coimisiún
Pleanála

Commission Order
PL-501248-WD-26

Planning and Development Act 2000, as amended

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 26/60091

Appeal by Bill Dowling against the decision made on the 8th day of April, 2026 by Waterford City and County Council to refuse permission for the proposed development.

Proposed Development: The demolition of a single storey dwelling to facilitate the construction of two number two-storey three-bedroom dwellings and all associated site development works at Coffey Lane, Ardmore, Waterford.

Decision

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

Reasons and Considerations

1. The proposed development, by reason of its design, height, scale and finishes, would be out of character with the pattern of development in the vicinity and would be a visually prominent and discordant feature that would be detrimental to the distinctive architectural and historic character of this area, which it is appropriate to preserve, and would be contrary to Policy Objectives BH 05, BH 11 and BH 12 of the Waterford City and County Development Plan, 2022 – 2028, as varied. The proposed development has a number of non-traditional features including façade arrangement with pitched half dormers over the upper windows and overhanging canopies to the front doors, proposed details such as uPVC fascia and soffits, cement barge-boards and uPVC windows do not align with the character of the area of the Architectural Conservation Area and overall, the materials would not integrate with the surrounding streetscape. It is considered that these proposed materials, on a visually prominent design, in a tight urban grain, such as Coffey Lane, would further erode the character of the area, and in turn, the special interest of the Architectural Conservation Area. The proposed development would seriously injure the visual amenities and the architectural and historical interest of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, by reason of its inadequate provision of private open space, would conflict with the provisions of the Waterford City and County Development Plan, 2022 – 2028, as varied, and with the minimum standards recommended in the “Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities”, issued by the Department of Housing, Local Government and Heritage in 2024, and would constitute excessive development on this restricted site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Having regard to the design, height and scale of development and the backland nature of the proposed development, it is considered that the proposed development would constitute overdevelopment of the site, would have an unreasonable overbearing and visually dominant effect on adjoining sites and would seriously injure the residential amenities of the area. The proposed development would be contrary to Table 3.1 ‘General Standards for New Residential Development in Urban Areas’ of Volume 2 of the Waterford City and County Development Plan, 2022 - 2028, as varied. The proposed development would, therefore, by the precedent it would set for other development, seriously injure the amenities of property in the vicinity and would be contrary to the provisions of the Development Plan and 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.