



An
Bord
Pleanála

Board Direction
BD-004441-19
ABP-305022-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/11/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the location of the site, and the public realm improvements and revised traffic scheme implemented in the area which has increased the attractiveness of the area for pedestrians, and the increased intensity of use of the car park which would arise, it is considered that the retention of the public pay and display car park use would result in an increased potential for conflicts between pedestrians and vehicular traffic and an overall reduction in the attractiveness of the Applemarket area. The proposed retention of the public pay and display car parking use would therefore endanger public safety by reason of traffic hazard and obstruction of road users, would be incompatible with the intended use of the re developed Applemarket area and would be contrary to the proper planning and sustainable development of the area.

Note:

The retention of the public pay and display car parking and sub division of the site introduces a new use for the site which is not included in the schedule of permitted uses on lands zoned City Centre Commercial listed in paragraph

12.16 of the Waterford City Development Plan, 2013-2019 and a use which is inconsistent with the efficient use of city centre brownfield lands. The proposed change of use and sub division of the site would therefore be contrary to the land use zoning objective for the site which is '*to protect, provide and improve city centre commercial uses*' and would be contrary to the proper planning and sustainable development of the area.

The Board considered this to be a new issue in the context of the appeal but decided not to pursue it further with the parties, having regard to the substantive reason for refusal above.

Board Member

Date: 05/11/2019

John Connolly