

An
Bord
Pleanála

Board Direction
BD-010442-22
ABP-310750-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/03/2022.

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

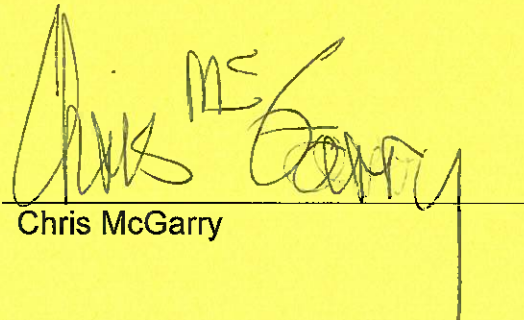
Reasons and Considerations

Having regard to the planning history of the site, including planning permission Register Reference: PD99/515, and to the nature and extent of the proposed development, it is considered that the proposed change in the nature of goods sold would not be in accordance with Policy POL 4.7.1 of the Waterford City Development Plan 2013-2019 (as varied and extended) or Section 4.11.2 of the Retail Planning Guidelines for Planning Authorities, published by the Department of the Environment, Community and Local Government, April 2012, relative to the type of goods for sale from retail warehousing, and the proposed goods for sale would not fall within the range of bulky goods as specified in Annex 1 of the Ministerial Guidelines as issued. In this regard, the Board is not satisfied, notwithstanding the location and zoning of the site, and the information submitted with the application and appeal, that the proposed development by itself and by the precedent it would set, would not have a detrimental impact on the vitality and viability of Waterford town centre and would not create a counter attraction to the town centre in terms of retail shopping. The proposed development would be

contrary to the relevant provisions of the Ministerial Guidelines and to the relevant provisions of the Waterford City Development Plan 2013-2019, would set an undesirable precedent for similar types of development and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted recommended reason Number 1 of the Inspector, which referred to an alleged unauthorised use at the subject premises, by reference to goods currently for sale. The Board considered that the general issue of clarifying the consent status of the current trading operation on site would ordinarily warrant further assessment and potentially would require further information. However given the substantive reason for refusal set out above and having regard to the fact that this would appear to constitute a new issue, it was decided not to pursue this matter in the context of the current appeal.

Board Member



Chris McGarry

Date: 05/04/2022