



An
Bord
Pleanála

Board Direction
BD-013889-23
ABP-314035-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/09/2023.

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

Reasons and Considerations

1.	The Board is not satisfied, on the basis of the information provided in connection with the planning application and appeal, that the proposed change of use would not contravene Section 7.19 of the Waterford City and County Development Plan 2022-2028 as well as Section 28 Childcare Guidelines for Planning Authorities issued by the Department of the Environment and Local Government in 2001. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2.	It is considered that the proposed change of use would materially contravene Condition no. 3 of reg. ref. 18/544, which relates to the provision of a creche to serve the overall development to which this site forms part and it is therefore considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member



Joe Boland

Date: 26/09/2023