



An  
Bord  
Pleanála

**Board Direction**  
**BD-015995-24**  
**ABP-315633-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/04/2024.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Attach condition number 2 in full, as per planning authority.

### **Reasons and Considerations**

Having regard to the nature and scale of the proposed development, the location of the site, the 'General Business' zoning for the site, the provisions of Waterford City and County Development Plan 2022-2028 and the Retail Planning Guidelines 2012, the Board considered that the applicant had not demonstrated, as required by Policy Retail 05, that the proposal would not adversely impact the vitality and viability of Waterford City Centre and, therefore, decided that the inclusion of Condition No. 2 would be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

Joe Boland

**Date:** 05/04/2024