



An
Bord
Pleanála

Board Direction
BD-018600-25
ABP-318456-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/01/2025.

The Board decided by a majority of 2:1 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 proposed development in an area distant from existing residential communities and not served by proximate public transport or pedestrian linkages, it is considered that the locational context of the proposed development would be contrary to the provisions of the Waterford City and County Development Plan 2022-2028 and in particular Core Strategy CS03 which seeks to promote compact growth, and the Transport and Mobility Strategic objective which seeks to ensure that new developments reduce the need to travel long distances and encourage people to walk, cycle or use public transport. The Board also considered that based on the information provided in the application and appeal that the applicant has not demonstrated that the development accords with Policy Objective SC20 which requires the development of health centres and clinics in appropriate urban areas in collaboration with HSE and other statutory and voluntary agencies, or with SC23 which encourages the integration of appropriate health care facilities with new and existing communities. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Mary Gurfie
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Date: 14/01/2025