

An  
Bord  
Pleanála

**Board Direction**  
**BD-017922-24**  
**ABP-319058-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/10/2024.

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 zoning of the site, the objective of which is to provide for enterprise and/or residential led regeneration, the location of the site on the edge of the town centre, and notwithstanding that retail use is "permitted in principle", the proposal would be contrary to DTOS01.

The site forms a substantial part of the Regeneration and Opportunity Site DTOS01, which provides for a detailed vision of how careful and considered development of the lands would make a positive contribution to Dungarvan Town. The development as proposed would not deliver a strong architectural design as a key landmark or gateway to the town, or provide a high density of mixed uses including employment, tourism, residential and retail.

The proposal is almost entirely retail in nature and very low density relative to the land take of the overall regeneration site. The proposed development would therefore be contrary to the policies and objectives of the Waterford City and County Development Plan 2022-2028 and contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Declan Moore

**Date:** 22/10/2024