



Planning and Development Acts 2000 to 2019

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 19/321

APPEAL by Sean Johnston care of Causeway Facility Management Limited of Suites 9 and 10, Station House, Railway Square, Waterford against the decision made on the 4th day of July, 2019 by Waterford City and County Council to refuse permission to the said Sean Johnston.

Proposed Development Permission for the sub-division of former Bank of Ireland site and for the temporary retention for three years for the use of the sub-divided area of the site previously used for parking associated with a commercial/office premises, as a public pay car park with associated pay/ticketing machine, barrier and signage, all with associated site development works. The commercial/office use of existing premises and some associated parking is to be unchanged, all at Former Bank of Ireland Site, Parnell Street/The Applemarket, Waterford.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the location of the site, to the public realm improvements and revised traffic scheme implemented in the area which has increased the attractiveness of the area for pedestrians, and to the increased intensity of use of the car park which would arise, it is considered that the retention of the public pay and display car park use would result in an increased potential for conflicts between pedestrians and vehicular traffic and an overall reduction in the attractiveness of the Applemarket area. The proposed retention of the public pay and display car parking use would, therefore, endanger public safety by reason of traffic hazard and obstruction of road users, would be incompatible with the intended use of the redeveloped Applemarket area and would be contrary to the proper planning and sustainable development of the area.

John Connolly
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.