



Planning and Development Acts 2000 to 2022

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 22936

Appeal by Monaco Properties Limited care of BMA Planning, Planning and Development Consultants, of Taney Hall, Eglington Terrace, Dundrum, Dublin against the decision made on the 20th day of December, 2022 by Waterford City and County Council to grant, subject to conditions, a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: (1) an extension to the existing retail park development (totalling 9147 square metres gross floor area) comprising five number retail warehouse units (Units 9-13 inclusive) ranging from 800 square metres to 2050 square metres and including an outdoor garden centre with Unit 12; a specialist sports and leisure retail unit (Unit 14) of 2250 square metres for sale and display of a range of bulky and non-bulky sporting, recreation and leisure related products and ancillary goods and including an outdoor display/exhibition area; (2) a standalone three-storey building to accommodate office and/or medical related uses with all associated ancillary accommodation (totalling 3317 square metres gross floor area). Access will be from the existing Waterford Retail Park access on the Outer Ring Road through the existing car park and permission is sought to extend and complete the existing car park to provide an additional 123 number parking spaces and two number motorcycle spaces (resulting in 997 spaces in total for the

Waterford Retail Park development). Permission is also sought for all associated site and development works including service road, service yards, hard and soft landscaping, totem sign and building mounted signage, PV solar panels, ESB substation (28 square metres) and bicycle parking facilities for staff and customers. A ten-year permission is sought to facilitate the phasing of development, at Waterford Retail Park, Cork Road, Butlerstown North, Waterford.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH condition number 2 and the reason therefor.

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 number 2 would be in accordance with the proper planning and sustainable development of the area.



Joe Boland

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *11th* day of *April* 2024.