



An  
Bord  
Pleanála

Board Order  
ABP-318456-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Waterford City and County Council**

**Planning Register Reference Number: 23/60393**

**APPEAL** by Monaco Properties Limited care of BMA Planning, Planning and Development Consultants of Taney Hall, Eglinton Terrace, Dundrum, Dublin against the decision made on the 20<sup>th</sup> day of October, 2023 by Waterford City and County Council to refuse permission for the proposed development.

**Proposed Development:** The development which will consist of a standalone three-storey building to accommodate medical related uses with all associated ancillary accommodation and standalone ESB substation (totalling 3,490 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 where an additional 102 parking spaces will be provided bringing the total to 976 spaces. The parking spaces in this application were also part of the car park extension (123 spaces) proposed under planning register reference number: 22/936. Permission is sought for all associated site and development works, hard and soft landscaping, building mounted signage and bicycle parking facilities for staff and customers, at Waterford Retail Park, Cork Road, Butlerstown North, Waterford.

## Decision

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

## 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 had not demonstrated that the development would accord with Policy Objective SC20 which requires the development of health centres and clinics in appropriate urban areas in collaboration with the Health Service Executive 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.



**Mary Gurrie**

**Member of An Bord Pleanála**

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

**Dated this 16 day of January 2025**