

An
Bord
Pleanála

Board Order ABP-319058-24

Planning and Development Acts 2000 to 2022

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 23/60555

Appeal by Hollybush Properties Unlimited care of Brock McClure of 63 York Road, Dun Laoghaire, County Dublin and by International Investment ICAV Property Fund 2 care of O'Dea and Moore Architects of 9 Castlewood Park, Rathmines, Dublin against the decision made on the 22nd day of January, 2024 by Waterford City and County Council to grant subject to conditions a permission to Shane Houlihan care of Michéal Sheridan Engineering and Design Limited of Unit 6, Westport Business Park, Lodge Road, Westport, County Mayo.


Proposed Development: Construction of one to two-storey anchor convenience and comparison retail store. The proposal will include circa 2,319 square metres net retail sales area, circa 1,455 square metres back of house/storage/office administration and a café of circa 155 square metres. Total gross floor area will be circa 3,929 square metres. Provision of surface car park of 165 spaces and bicycle parking. Replacement of existing site access from Richard A. Walsh Street with a new vehicular entrance for customers and service/deliveries. Provision of ESB sub-station/switch room, roof PV panels, signage (including totem sign), landscaping, boundary treatment and all associated site development works and services provisions, all on a site of circa 1.49 hectares located on part of the former Glanbia site, Richard A. Walsh Street, Dungarvan, County Waterford.

Decision


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

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', it is considered that the proposed development would be contrary to the DTOS01 Regeneration and Opportunity Site designation as set out under Appendix 21 of the Waterford City and County Development Plan 2022-2028, which provides for a detailed vision of how careful and considered development of the lands would make a positive contribution to Dungarvan Town. It is considered that the development, as proposed, which is almost entirely retail in nature and of very low density relative to the land take of the overall regeneration site, 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 proposed development would be contrary to the policies and objectives of the Waterford City and County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 22nd day of October 2024.