



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020075-25**  
**ABP-322084-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 26/06/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

#### **Planning**

**Commissioner:**

*Patricia Calleary*  
Patricia Calleary

**Date:** 26/06/2025

#### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the form and layout of the proposed development and the development proposed to be retained, to the roads layout in the area and to surrounding land uses, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would not impede the flow of traffic in the area, would improve the safety of vulnerable road users including pedestrian and cyclists and would overall improve traffic safety of the road and junction at this location. The proposed development and the development proposed to be retained would, therefore, be

acceptable in terms of traffic safety and would be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the planning authority except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Prior to the commencement of development, the final layout and design details/specifications for footpaths, cycle way, zebra crossing, road layout, road markings and belisha beacons shall be submitted to, and agreed in writing with, the roads section of Waterford City and County Council. A copy of the written agreement and of any revised agreed layout shall be submitted to the planning authority. The agreed works shall be undertaken by the developer to the satisfaction of roads section of Waterford City and County Council.

**Reason:** In the interests of public safety and of the proper planning and sustainable development of the area.

3. (a) Prior to the commencement of development, a Construction Traffic Management Plan shall be agreed with the roads section of Waterford City and County Council and a letter of agreement from the District



Engineer (Metro Area) of Waterford City and County Council shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

- (b) All works carried out on the public footpath, or the public road shall require a Road Opening Licence and Hoarding Licence. These licences are available from the District Engineer (Metro Area) of Waterford City and County Council.
- (c) Any interference with or damage to the road or footpath in the area caused during the construction of the development shall be made good at the expense of the developer to the confirmed written satisfaction of the District Engineer (Metro Area) of Waterford City and County Council. Evidence of all agreements shall be submitted to the planning authority within one month of said agreement(s).
- (d) Adequate drainage shall be provided to ensure that freestanding water is not formed on the roadway or footpaths.

**Reason:** In the interests of public safety and of the proper planning and sustainable development of the area.