

An
Coimisiún
Pleanála

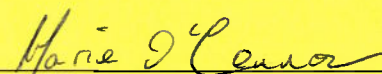
Direction
CD-020460-25
ABP-322635-25

The submissions on this file and the Inspector's report were considered at a meeting held on 11/08/2025.

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:


Marie O'Connor

Date: 11/08/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Waterford City and County Development Plan 2022-2028, the planning history of the site, the nature and scale of the development and to the existing pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development and development proposed to be retained would not seriously injure the amenities of the area, or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 1st day of April 2025 and on the 9th day of April 2025, 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission (Register Reference 23/60073) unless the conditions set out hereunder specify otherwise.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

3. (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

Reason: To prevent flooding and in the interest of sustainable drainage.

4. The games room/home office permitted under this permission shall be used for purposes ancillary to the enjoyment of the dwelling. It shall not be used for habitation or for commercial purposes.

Reason: In the interest of clarity and to manage the intensity of use on the site.

5. (a) Screen planting shall be undertaken along the western and southern site boundaries. Such planting shall comprise a mixture of naturalised trees/hedgerow along the outer perimeter of the retaining wall. The planting shall be carried out in the first planting season following the completion of the dwelling. When planted the trees shall be adequately protected from damage by animals or wind. Any failures within five years shall be replaced and the trees allowed to grow to maturity.
- (b) The partially constructed concrete post and concrete panel fence on the western boundary shall be removed from the site unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity and preservation of the natural character of the area.