



An
Coimisiún
Pleanála

Direction
CD-021740-26
ACP-322830-25

The submissions on this file and the Inspector's report were considered at a meeting held on 16/01/2026.

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
Marie O'Connor

Date: 16/01/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to:

- (a) the provisions of section 254 of the Planning and Development Act 2000, as amended,
- (b) the applicant's justification for telecommunications infrastructure on this site and the strategic and locational advantage for delivering digital connectivity for Waterford City,

- (c) the Telecommunications Antennae and Support Structures Guidelines for Planning Authorities issued by the Department of the Environment and Local Government in July 1996, as updated by Circular Letter PL 07/12,
- (d) the relevant policies and objectives of the Waterford County and City Development Plan 2022-2028, specifically Policy Objective UTL 16, and the overall design of the infrastructure and its minimal impact, as demonstrated in the submitted photomontages, and
- (e) the location of the site along the edge of a public footpath,

it is considered that, subject to compliance with the conditions set out below, the proposed development would align with Policy Objective UTL 16 of the Waterford City and County Development Plan 2022-2028 to facilitate the continued provision of telecommunications infrastructure and would not have a significant negative impact on the safety and convenience of road users, including pedestrians, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission considered that the proposed development is a project for the purposes of the Environmental Impact Assessment Directive. However, the Commission concluded that the proposed development does not fall within a class of development set out in Part 1 or Part 2 of Schedule 5 to the Planning and Development Regulations 2001, as amended, and, therefore, no preliminary examination, screening for environmental impact assessment, or environmental impact assessment is required.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. No advertisement or advertisement structure shall be erected or displayed on the proposed structure or within the curtilage of the site without a prior grant of planning permission.

Reason: In the interest of the visual amenities of the area.

3. Details of the proposed colour scheme for the pole, antennas, and equipment containers shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

4. In the event of the telecommunications structure and ancillary structures hereby permitted ceasing to operate for a period of three months, the structures shall be removed, and the site shall be reinstated within three months of their removal. Details regarding the removal of the structures and the reinstatement of the site shall be submitted to, and agreed in writing, with the planning authority within three months of the structures ceasing to operate, and the site shall be reinstated in accordance with the agreed details at the developer's expense.

Reason: In the interest of the visual amenities of the area.