

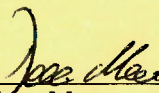
An
Coimisiún
Pleanála

Direction
CD-021220-25
ACP-323240-25

The submissions on this file and the Inspector's report were considered at a meeting held on 07/11/2025.

The Commission decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:


Declan Moore

Date: 17/11/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the high architectural design standards of the proposed glamping pods including the materials and colour palette, the sensitive placement of the pods nestled within the landform and at an appropriate distance from the coastal edge, and evidence of availability and access to public services (foul, surface and mains water) and to the ecological enhancements measures included within the submitted Ecological Impact Assessment, the Commission was satisfied that the proposed development would broaden visitor accommodation options within the area and would accord with and contribute positively to, Tourism Objectives ECON 22, 23, 24 and 25 of the Waterford City and County Development Plan 2022 – 2028.

The Commission also noted that while the proposed development is located outside of an established settlement, the site has the capacity to accommodate the scale of development without giving rise to undue visual, residential, traffic or environmental impacts. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission had regard to the full text of Tourism Policy ECON 25 in the Waterford City and County Development Plan 2022 – 2028, specifically noting that the planning authority may facilitate proposals for camping sites which support rural tourism initiatives developed upon rural enterprise, natural heritage assets and outdoor recreational activities and which are located at a rural location removed from any settlement or high potential tourism attractor, subject to the capacity of the site and the location to facilitate the proposal.

The inspector's reference on an earlier section of ECON 25 that seeks to direct camping sites to service a high potential tourism attractor should be located in existing settlements or established centres was considered by the Commission, however, the Commission was also satisfied that proposal can also be considered under the section of the policy that deals with other locations such as the appeal site.

Conditions

1. The 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The ecological enhancements measures included within the submitted Ecological Impact Assessment shall be implemented.

Reason: To protect the environment.

3. The 5 glamping pods shall be available for short term tourism letting only of maximum duration 4 weeks and shall not be used for permanent residential accommodation.

Reason: in the interest of orderly development.

4. The development shall be managed and supervised in accordance with a management scheme which shall be submitted to, and agreed in writing with the planning authority, prior to the occupation of the glamping pod units. This scheme shall provide adequate measures relating to:

- (a) supervision of the glamping site during periods of occupation.
- (b) maintenance of the development including landscaping, roads, paths, parking areas, lighting, waste storage facilities and sanitary services; and
- (c) details of management responsibilities and maintenance schedules.

Reason: In the interests of the visual and residential amenities of the area.

5. Details of the finished floor levels of the proposed glamping pods and storage unit, and the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

6. Prior to the commencement of development, satisfactory access from the site to the local road L2101, all boundary treatment and general landscaping details shall be agreed in writing with the planning authority. The glamping pods shall not be occupied until the agreed works are completed in full.

Reason: In the interest of traffic safety.

7. Prior to commencement of development details of public lighting for the development shall be submitted to, and agreed in writing with, the planning authority. Such lighting shall be provided prior to the occupation/operation of the development.

Reason: In the interests of public safety and amenity, to prevent light pollution.

8. All service cables associated with the proposed development such as electrical, telecommunications and communal television shall be located underground.

Reason: In the interests of visual and residential amenity

9. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity

10. A signage and way finding scheme shall be submitted to and agreed in writing to the planning authority prior to occupation of the glamping pods.

Reason: In the interests of legibility of the scheme.

11. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

12. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Details of drainage arrangements including SUDs measures shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of public health.

13. Prior to the commencement of development, the developer shall enter into a water and wastewater connection agreement with Uisce Éireann:

Reason: In the interest of public health.

14. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.