

An
Coimisiún
Pleanála

Direction
CD-022349-26
ACP-324247-26

The submissions on this file and the Inspector's report were considered at a Commission meeting held on the 22nd of July 2026.

The Commission decided not to direct the local authority to prepare an Environmental Impact Assessment Report in respect of the said proposed development based on the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Having regard to the following:

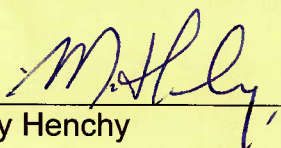
- (a) Annex III of the European Union Environmental Impact Assessment Directive 2014/52/EU,
- (b) the provisions of Section 179 of the Planning and Development Act, 2000, as amended and Article 120 (3)(b) of the Planning and Development Regulations, 2001, as amended,
- (c) the criteria set out in Schedule 7 and the information provided in Schedule 7A of the Planning and Development Regulations 2001, as amended,
- (d) the limited nature and scale of the proposed development which is under the threshold in respect of Class 10b(iv) (Infrastructure – Urban Development) of the Planning and Development Regulations 2001, as amended,
- (e) the absence of any demolition works likely to have significant effects in respect of Class 14 (Works of Demolition) of the Planning and Development Regulations 2001, as amended,

- (f) the location of the site on lands that are zoned 'Town Core' in the Waterford City and County Development Plan 2022-2028, and the results of the strategic environmental assessment of this plan undertaken in accordance with the Strategic Environmental Assessment Directive (2001/42/EC),
- (g) the scale of the proposed development and the pattern of development in the vicinity, served by public infrastructure,
- (h) the submission made as part of the request for a determination,
- (i) the submission made by the local authority, and
- (j) the report and recommendation of the Planning Inspector,

it is considered that the proposed development would not be likely to have significant effects on the environment and accordingly, that the preparation and submission of an Environmental Impact Assessment Report is therefore, not required.

Planning

Commissioner:



Mary Henchy

Date: 22/07/2026