



An
Coimisiún
Pleanála

Commission Direction
CD-000257
PL-500300-WD-25

The submissions on this file and the Inspector's report were considered at a meeting held on 11 March 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

Date:

11th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to Policy Objective H 02- General Housing Policy and Objective L02- Protecting our Landscape and Seascape and development standards of

the Waterford City and County Council Development Plan 2022-2028, and to the existing pattern of development in the wider area, it is considered that subject to compliance with the conditions set out below, the proposed development is an acceptable form of development at this location, would not seriously injure the amenities of adjoining properties, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be 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 October 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 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. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following:

(a) Details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes.

(b) Proposed hard surface finishes, including samples of proposed paving slabs/materials for footpaths, kerbing and road surfaces within the development.

(c) Proposed locations of trees and other landscape planting in the development, including details of proposed species and settings.

The landscape scheme shall be implemented fully in the first planting season following completion of the development, and any trees or shrubs which die or are removed within three years of planting shall be replaced in the first planting season thereafter.

Reason: In the interest of the preservation of residential amenity and to ensure the satisfactory landscaping of the site in accordance with proper planning and sustainable development.

3. Prior to the commencement of development, the developer shall enter into Connection Agreements with Uisce Éireann (Irish Water) to provide for service connections to the public water supply and wastewater collection network.

Reason: In the interest of public health and to ensure adequate water and wastewater facilities.

4. Details of the materials, colours and textures of all the external finishes, including a sample, if required, of the proposed cladding, to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The colour render on the front elevation shall be consistent throughout and the material of rear first floor elevation shall be slate finish as proposed in the application (Drawing no. 22.1188.PP.3.32 Rev A (May 2025)).

Reason: In the interest of visual amenity.

5. All public services to the permitted development, including electrical, telephone cables and associated equipment shall be located underground throughout the entire site.

Reason: In the interest of amenity.

6. 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: To safeguard the amenity of property in the vicinity.

7. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource and Demolition Waste Management Plan (RDWMP) as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RDWMP shall include specific proposals as to how the RDWMP (including excavated material) will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RDWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RDWMP shall be made available for inspection at the site office at all times. The RDWMP shall include an Asbestos Survey.

Reason: In the interest of proper planning and sustainable development.

8. 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 commencement of development. This plan shall provide details of intended construction practice for the development, including:

- Excavation Management Plan incorporating how it is proposed to manage excavated material. All excavation works shall be undertaken by a specialist excavation contractor under the supervision of a Chartered Geotechnical Engineer.
- Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network.
- Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works.
- Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels.
- Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.
- A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority.

Reason: In the interest of environmental protection, residential amenities, public health and safety, and environmental protection.

9. 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.