



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000584**  
**PL-500640-WD-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 18 May 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:**

*Mary Gurrie*  
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**Mary Gurrie**

**Date:** 20/05/2026

### **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

Having regard to the siting and design of the proposed extension wherein the two-storey extension is confined in width and depth to the rear of the original

dwelling, and the original terrace gable wall profile is reinstated as a visible component in the eastern façade, and to the site width and configuration and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the scale, form and mass of the proposed development would not unduly detract from the form and massing of Curraghmore Terrace, would not adversely impact on the streetscape or visual amenities of the area and would not therefore detract from the special character of the Dunmore East Architectural Conservation Area as protected by the Built Heritage Policy Objectives contained in the Waterford City and County Development Plan 2022-2028. Furthermore, having regard to the overall design of the proposed extension, including the positioning of the roof terrace to the east of the extension, it is considered that the proposed development would not seriously injure the residential amenities of property in the vicinity at this location, by reason of overlooking, noise or disturbance. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission noted the Inspector's recommended Condition 2(i) in relation to modifying the dormer window on the east elevation. The Commission agreed with the Inspector's assessment that given the length of the roof and the central position of the dormer below the ridge and its articulation in lead type cladding that the visual impact of the glazing had been minimised. Having regard to the integrated design approach of the overall development, the Commission considered that the recommended modifications to the glazing were not necessary and amended Condition 2 accordingly. The Commission noted the Inspector's recommended Condition 6 regarding the proposed car parking within the curtilage of the dwelling. In this regard the Commission noted and shared

the opinion of the planning authority that, based on the details submitted, the applicant had not demonstrated that adequate sightlines were achievable. The Commission considered that on the facts of this case this might be resolved by a separate consent exercise and omitted the inspector's recommended Condition 6 accordingly.

## **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 submitted to the planning authority on 6<sup>th</sup> day of November 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. The proposed rear facing gable opening shall be a window only and not designed as patio type doors and details of opening shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development

**Reason:** In the interests of visual and residential amenity.

3. Details of the materials, colours and textures of all the external finishes to the proposed extension and existing dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of visual amenity in an Architectural Conservation Area.

4. A 1.8 metres high privacy screen in accordance with plans shall be provided and maintained along the southern side of the roof terrace.

**Reason:** In the interest of residential amenity.

5. The site shall be landscaped in accordance with a comprehensive scheme of hard and soft landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include a plan to scale of not less than 1:500 showing –

(a) Existing trees, hedgerows, original boundary walls, specifying which are proposed for retention as features of the site landscaping.

(b) The measures to be put in place for the protection of these landscape features during the construction period.

(c) Details of screen planting at ground and terrace level which shall not include *cupressocyparis x leylandii*.

(d) Details of roadside and boundary planting.

(e) Hard landscaping works, specifying surfacing materials.

**Reason:** In the interest of residential and visual 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:** In order to safeguard the amenities of property in the vicinity.

7. Prior to the commencement of development on the applicant/developer shall submit for the written agreement of the planning authority a specification and method statement, covering all works to be carried out, to ensure the development is carried out in accordance with good conservation practice.

**Reason:** In the interest of the protection of architectural heritage (in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities).

8. (a) Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements, in writing where necessary, of the planning authority for such works and services.

(b) The underground infrastructure within the site shall be protected in accordance with revised details submitted to the planning authority on 6<sup>th</sup> day of November 2025. Within three months of completion of all works the developer shall submit a survey of the drainage network to the planning authority.

**Reason:** In the interest of public health.

9. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. Any existing over ground cables shall be relocated underground as part of the site development works.

**Reason:** In the interest of residential amenity.

10. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interest of public safety and amenity

11. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for

written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

**Reason:** In the interest of reducing waste and encouraging recycling.

12. 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.