



An
Coimisiún
Pleanála

Commission Direction
CD-001152
PL-501207-WD-26

The submissions on this file and the Inspector's report were considered at a meeting held on 26 August 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation.

Planning Commissioner:

Marie O'Connor

Date:

26th day of August 2026

Reasons and Considerations

Having regard to the provisions of the Waterford City and County Development Plan 2022-2028, as varied, specifically Section 7.12 which refers to the refurbishment, extension and replacement of existing structures in rural areas, and Policy Objective H31 which refers to refurbishment and extensions of existing structures, and the nature, scale, design and layout of the proposed development, it is considered that, subject to compliance with the conditions set out below, the development, would provide reasonable protection of residential amenities, would

generally respect the character and visual amenities of the area, would not be prejudicial to public health, water quality or the heritage of the area and would, therefore, be consistent 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, as amended by further Information received by the planning authority on the 23rd day of February 2026, 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 site entrance shall be located and constructed in accordance with the details received by the planning authority on the 23rd of February 2026. The existing site entrances shall be blocked upon commencement.

Reason: In the interests of traffic safety and the proper planning and sustainable development of the area.

3. (a) All new site boundaries other than road and wing wall shall be constructed of a raised earthen berm measuring one metre in height and planted with native hedgerow species suitable to the local environment.

(b) The removal of existing roadside hedgerow to facilitate sightlines shall be mitigated by establishment of a replacement hedgerow consisting of a one metre by one metre wide earthen embankment with native and naturalised species (Holly, Hawthorn and Blackthorn) planted on top in a staggered pattern at minimum four to five plants per metre. No Beech, Laurel or Grisellenia hedging shall be permitted as hedging.

(c) The removal of existing stonewall boundaries to facilitate sightlines shall be mitigated by take down and set back of wall in a like for like reconstruction using traditional lime mortar and stonewalling techniques. No cladding or cement blocks shall be permitted in reconstruction.

(d) Landscaping on site shall include drainage measures such as permeable paving, swales, tree pits or rain gardens to ensure capture of storm water flow from the site and avoidance of run off to the R675.

Reason: In the interest of visual amenity, traffic safety and preservation of the natural character of the area.

4. 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.

Reason: To ensure adequate servicing of the development and to prevent pollution.

5. (a) The wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on the 8th of December 2025 and shall be in accordance with the standards set out in the document entitled "Code of Practice

- Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)”

Environmental Protection Agency, 2021.

(b) Treated effluent from the septic tank/ wastewater treatment system shall be discharged to a percolation area/ polishing filter which shall be provided in accordance with the standards set out in the document entitled “Code of Practice

- Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)” –

Environmental Protection Agency, 2021.

(c) Within three months of the first occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

(d) The existing on-site wastewater treatment system shall be decommissioned and de-sludged. The sludge from the septic tank shall be taken to a licensed facility by a licensed waste disposal operator.

Reason: In the interest of public health and to prevent water pollution.

6. A bat survey shall be carried by an ecologist prior to commencement of development and submitted to the planning authority for its written approval.

Reason: In the ecological integrity and to ensure the conservation status of a protected species is maintained.

7. 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.

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.