



An
Coimisiún
Pleanála

Commission Direction
CD-001098
PL-501233-WD-26

The submissions on this file and the Inspector's report were considered at a meeting held on 18 August 2026.

The Commission treated this case under section 48 of the Planning and Development Act, 2000, as amended. The Commission also decided that the planning authority be directed, as follows:

Remove condition number 4

Planning Commissioner:

Mary Henchy

Date:

20th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the proposed development, the Commission considered that the terms of the Waterford City and County Development Contribution Scheme, 2023-2029, were incorrectly interpreted in respect of condition number 4, insofar as the development relates to a change of use from office to residential at first floor level and Section 8 'Exemptions' of the Waterford City and County Development Contribution Scheme, 2023-2029, specifically exempts financial contributions for the provision of 'over the shop' accommodation for residential purposes. The development as proposed, and its residential use at first floor level, would, therefore, qualify for an exemption to a financial contribution in accordance with the adopted Development Contribution Scheme.

Note

The Commission noted the term 'over the shop' is not defined in the Contribution Scheme, but that the term 'living over the shop' in Section 9.15 of Volume 2 of Waterford County Development Plan 2022-2028 refers to upper floors of commercial properties and is not limited to retail only.