An Coimisiún Pleanála

Commission Direction
CD-001489
PL-501718-WD-26

The submissions on this file and the Inspector's report were considered at a meeting held on 03 November 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: Patricia Calleary.

Patricia Calleary

Date: **4th day of November 2026**

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Waterford City and County Development Plan 2022 - 2028, to the location of the site in an established residential area, to the 'existing residential' zoning objective, and to the nature and scale of the proposed development and development proposed to be retained, it is considered

that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area and would be acceptable in terms of traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 An Coimisiún Pleanála on the 11th day of August 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. a. The entrance permitted shall be for domestic purposes only in accordance with the details submitted. No commercial activity shall be carried out on site.

b. Prior to the commencement of the development, the details of the gate design, which shall be timber, and ope and piers, shall be submitted to and agreed in writing with the planning authority.

Reason: To restrict the use of the entrance for domestic use only and in the interest of residential amenity.

5. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.