

An
Coimisiún
Pleanála

Commission Order
ABP-322393-25

Planning and Development Acts 2000 to 2024

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 2460191

APPEAL by Hollycourt Developments Limited care of McCutcheon Halley Planning Consultants of 6 Joyce House, Barrack Square, Ballincollig, Cork against the decision made on the 2nd day of April, 2025 by Waterford City and County Council to refuse permission for the proposed development.

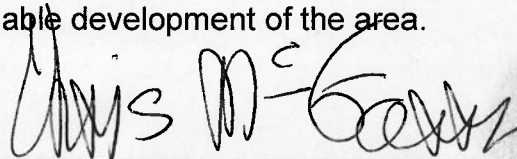
Proposed Development: Residential development consisting of: (a) the construction of 25 residential units comprising three number two-bedroom houses, 16 number three-bedroom houses and six number four-bedroom houses, (a) all ancillary site development works including access, roads, footpaths, car parking, drainage and service connections, landscaping and public and private open space and (c) the proposed development will connect into and be accessed via the existing Heritage estate roadway. Proposed improvements to the roadway include a raised table, two new pedestrian crossings and extension of roadway which includes turning area, all at The Heritage, Dysert (Townland), Ardmore, County Waterford, as amended by the further public notices received by the planning authority on the 10th day of March, 2025.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

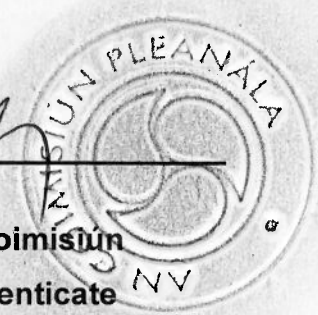
Reasons and Considerations

Having regard to the details submitted with the application and appeal relating to surface water drainage, and accounting for the associated legacy issues relating to surface water drainage from the adjoining established development, which are acknowledged by the applicant, the Commission cannot be satisfied that the drainage proposals represent a sustainable approach to servicing of the proposed development, or that the detail on file allows for a determination that the overall surface water drainage proposals are satisfactorily resolved. In this regard the Commission cannot be satisfied that the proposed development would not seriously injure the amenities of the area by reference to the management of surface water. It is considered that the proposed development would, if permitted, be contrary to Section 6.3 of the development plan and Policy Objectives UTL 09 and H 18 relating to surface water drainage and SuDS and in the absence of a precise resolved engineering solution, would create an unacceptable precedent for other developments. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Planning Commissioner of An Coimisiún Pleanála duly authorised to authenticate the seal of the Commission.



Dated this

1st day of August

2025.