

An  
Coimisiún  
Pleanála

**Commission Order  
ABP-322635-25**

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**Planning and Development Acts 2000, as amended**

**Planning Authority: Waterford City and County Council**

**Planning Register Reference Number: 2560044**

**Appeal** by Joe and Nicola Kenny of Arkham, Hacketstown, Portlaw, County Waterford and by John and Helen Doyle of Ballycahane, Portlaw, County Waterford against the decision made on the 2<sup>nd</sup> day of May, 2025 by Waterford City and County Council to grant permission, subject to conditions, to Taylor James Morrissey care of Ray Davis of Carriganna, Stradbally, County Waterford in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Permission for the indefinite retention of elevational alterations to domestic garage, as permitted under PD reference number 2360073, and planning permission for the change of use from domestic garage to games room/home office, together with all associated site development works at Hacketstown, Portlaw, County Waterford as revised by further public notices received by the planning authority on the 9<sup>th</sup> day of April, 2025.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Reasons and Considerations**

Having regard to the provisions of the Waterford City and County Development Plan 2022-2028, the planning history of the site, the nature and scale of the development and to the existing pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development and development proposed to be retained would not seriously injure the amenities of the area, or of property in the vicinity and 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 the planning authority on the 1<sup>st</sup> day of April 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission (Register Reference 23/60073) unless the conditions set out hereunder specify otherwise.

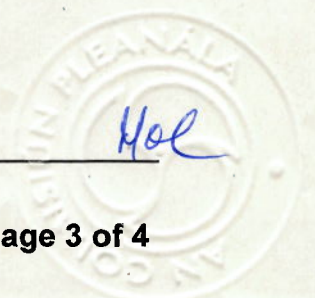
**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

3. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

**Reason:** To prevent flooding and in the interest of sustainable drainage.

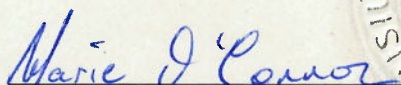
4. The games room/home office permitted under this permission shall be used for purposes ancillary to the enjoyment of the dwelling. It shall not be used for habitation or for commercial purposes.

**Reason:** In the interest of clarity and to manage the intensity of use on the site.



5. (a) Screen planting shall be undertaken along the western and southern site boundaries. Such planting shall comprise a mixture of naturalised trees/hedgerow along the outer perimeter of the retaining wall. The planting shall be carried out in the first planting season following the completion of the dwelling. When planted the trees shall be adequately protected from damage by animals or wind. Any failures within five years shall be replaced and the trees allowed to grow to maturity.
- (b) The partially constructed concrete post and concrete panel fence on the western boundary shall be removed from the site unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of visual amenity and preservation of the natural character of the area.

  
Marie O'Connor

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

Dated this 12 day of August 2025