

An  
Coimisiún  
Pleanála

Commission Order  
ACP-323240-25

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

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

**Planning Register Reference Number: 2560318**

**Appeal** by David and Laura Mulcahy care of Thornton O'Connor Town  
Planning of 1 Kilmacud Road Upper, Dundrum, Dublin against the decision  
made on the 7<sup>th</sup> day of July 2025, by Waterford City and County Council to  
refuse permission for the proposed development.

**Proposed Development:** Provision of glamping accommodation comprising  
of five number glamping pods, a caretaker storage unit, alterations and  
improvements to the vehicular access, including provision of an electric gate,  
five number car parking spaces, hard and soft landscaping, including  
biodiversity zone, and all associated works above and below ground, all on a  
site of 0.36 hectares at Dysert, Ardmore, County Waterford.

## **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 high architectural design standards of the proposed glamping pods, including the materials and colour palette, the sensitive placement of the pods nestled within the landform and at an appropriate distance from the coastal edge, evidence of availability and access to public services (foul, surface and mains water), and to the ecological enhancements measures included within the submitted Ecological Impact Assessment Report, the Commission is satisfied that the proposed development would broaden visitor accommodation options within the area and would accord with, and contribute positively to, Tourism Objectives ECON 22, 23, 24 and 25 of the Waterford City and County Development Plan 2022 – 2028.

The Commission also noted that while the proposed development is located outside of an established settlement, the site has the capacity to accommodate the scale of development without giving rise to undue visual, residential, traffic or environmental impacts. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission had regard to the full text of Tourism Policy Objective ECON 25 of the Waterford City and County Development Plan 2022 – 2028, specifically noting that the planning authority may facilitate proposals for camping sites which support rural tourism initiatives developed upon rural enterprise, natural heritage assets and outdoor recreational activities and which are located at a rural location removed from any settlement or high potential tourism attractor, subject to the capacity of the site and the location to facilitate the proposal.

The Inspector's reference to the 'High Potential Tourism Attractors' section of Objective ECON 25, which recommends that camping sites to service a high potential tourism attractor should be located at existing settlements or established centres, was considered by the Commission. However, the Commission was satisfied that the proposed development can also be considered under the 'All Other Locations' section of policy objective ECON 25, such as the appeal site.

## **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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 ecological enhancements measures included within the submitted Ecological Impact Assessment Report shall be fully implemented.

**Reason:** To protect the environment.

3. The five glamping pods shall be available for short term tourism letting only, of maximum duration of four weeks, and shall not be used for permanent residential accommodation.

**Reason:** In the interest of orderly development.

4. The development shall be managed and supervised in accordance with a management scheme which shall be submitted to, and agreed in writing with, the planning authority prior to the occupation of the glamping pod units. This scheme shall provide adequate measures relating to:

- (a) supervision of the glamping site during periods of occupation.
- (b) maintenance of the development including landscaping, roads, paths, parking areas, lighting, waste storage facilities and sanitary services; and
- (c) details of management responsibilities and maintenance schedules.

**Reason:** In the interests of the visual and residential amenities of the area.

5. Details of the finished floor levels of the proposed glamping pods and storage unit, and the materials, colours, and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

6. Prior to the commencement of development, satisfactory access from the site to the local road L2101, and all boundary treatment and general landscaping details shall be agreed in writing with the planning authority.

The glamping pods shall not be occupied until the agreed works are completed in full.

**Reason:** In the interest of traffic safety.

7. Prior to the commencement of development, the developer shall submit details of public lighting for the development for the written agreement of the planning authority. Such lighting shall be provided prior to the occupation/operation of the development.

**Reason:** In the interests of public safety and amenity and to prevent light pollution.

8. All service cables associated with the proposed development such as electrical, telecommunications and communal television shall be located underground.

**Reason:** In the interests of visual and residential amenity.

9. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.



10. A signage and way finding scheme shall be submitted to, and agreed in writing with, the planning authority prior to occupation of the glamping pods.

**Reason:** In the interest of legibility of the scheme.

11. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity.

12. 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. Details of drainage arrangements, including SUDs measures, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

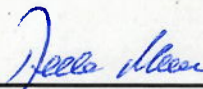
**Reason:** In the interest of public health.

13. Prior to the commencement of development, the developer shall enter into a water and wastewater connection agreement with Uisce Éireann.

**Reason:** In the interest of public health.

14. 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. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

**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.



Declan Moore

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



Dated this 17<sup>th</sup> day of November 2025.