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

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

**Planning Register Reference Number: 2560638**

**APPEAL** by Belindere Homes Limited against the decision made on the 6<sup>th</sup> day of November, 2025 by Waterford City and County Council to refuse permission for the proposed development.

**Proposed Development:** 10-Year Planning Permission for a Large Scale Residential Development (LRD) of 243 number dwellings (366 number residential car parking spaces and 25 number visitor car parking spaces) and one number childcare facility (18 number dedicated vehicle parking/drop-off car parking spaces), all totalling 23,853.36 square metres gross floor space. The development will consist of: 1. Demolition/removal of 2 number agricultural structures (totalling approximately 389.34 square metres gross floor space) comprising a barn (215.71 square metres) and shed (173.63 square metres). 2. A childcare facility (310.26 square metres gross floor space) ranging in height between one and two storeys, ancillary enclosed private outdoor play area (372.17 square metres) and dedicated vehicle parking/drop-off spaces (18 number car parking) and 12 number bicycle parking spaces (six number long stay covered and six number short stay uncovered). 3. A total of 243 number dwellings (totalling 23,543.10 square metres gross floor space) with associated private open spaces, 391 number associated car parking spaces (248 number within semi detached dwelling curtilages, 118 number in shared/managed arrangement for

terrace/apartment/duplex apartment dwellings, and 25 number visitor) and 406 number bicycle parking spaces (134 number long stay within dwelling unit private open space areas, 218 number long stay within dedicated bike storage areas, and 54 number visitor short stay uncovered) comprising: - 99 number terrace apartment/duplex apartment dwellings (arrange over 10 number terrace buildings ranging in height between one and three storeys totalling 6,137.52 square metres gross floor space) which incl. 66 number one bedroom apartment units at ground floor and 33 number two bedroom duplex apartment units over first and second floor; - 20 number apartment/duplex apartment dwellings (arranged over 10 number buildings ranging in height between one and three storeys totalling 1,969.8 square metres gross floor space) which incl. 10 number two bedroom apartment units at ground floor and 10 number three bedroom duplex apartment units over first and second floor; - 48 number two storey three-bedroom semi-detached dwellings (24 number buildings totalling 5,357.04 square metres gross floor space); and - 76 number two storey four-bedroom semi-detached dwellings (38 number buildings totalling 10,0078.74 square metres gross floor space). The development will further consist of boundary treatments, public open spaces, hard and soft landscaping, roads and pedestrian walkways, public lighting, pedestrian accesses/permeability routes, services (incl. new underground foul pumping station with overground controls, and sustainable urban drainage measures incorporating constructed wetland attenuation ponds), bin and bicycle storage facilities, and all other ancillary and associated site development works above and below ground level. Primary vehicular and pedestrian access to the proposed development will be provided via a culverted watercourse road crossing extending from the existing Sycamore Avenue/Oak Drive/Ash Square road south of Lacken Wood Residential Estate. Secondary pedestrian access will be provided to Cherry Drive/Sycamore Avenue road of Lacken Wood Residential Estate. The existing agricultural laneway access from Lacken Road leading into the proposed development site from the west, will be maintained and utilised as a secondary pedestrian access, with part integrated within the proposed development's internal central road network; all at this site of approximately

7.85 hectares located south of Lacken Wood Residential Estate and east of Lacken Road, in the townland of Kilbarry at Lacken Road, Waterford. A Natura Impact Assessment has been prepared and will be submitted to the planning authority with the application.

## **Decision**

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

## **Reasons and Considerations**

1. Although the proposed development is on lands appropriately zoned for residential development and the general layout, design and density are considered acceptable, it is dependent upon connections (pedestrian, cycle and vehicular) to provide connectivity/permeability/upgrades to the adjacent road network and/or to adjacent lands to the north of the site which are located outside of the application boundary of the site for which permission is sought. Notwithstanding the written consent provided by the owner of the lands, the Commission is not satisfied that the pedestrian, cycle and vehicular, connections detailed within the Transport and Traffic Assessment, Mobility Management Plan and DMURS Compliance Report and the associated plans accompanying the proposed development, could be delivered and managed appropriately within the context of the permission sought, given the reliance on the delivery of infrastructure for which permission has not been sought as part of the subject application, or which has not been included for within the boundary of the application. The proposed development would, therefore, contravene the requirements of Policy Objective Trans 09 (Connectivity and Permeability) and Trans 33 (Road and Street Network Policy) of the Waterford City and County Development Plan, 2022-2028, and would be contrary the proper planning and sustainable development of the area.

2. Having regard to the layout of the proposed development, and its relationship with the adjoining site to the south, comprising a residential dwelling and an operational farm, the Commission considered that the agricultural traffic movement from the existing farm via the residential development, as proposed, would endanger public safety by reason of traffic hazard, owing to a potential conflict between agricultural traffic movements and vehicle and pedestrian/cyclist movements on site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



*Declan Moore*

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**Declan Moore**

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

Dated this *30<sup>th</sup>* day of *MARCH* 2026.