



An
Coimisiún
Pleanála

Commission Order ACP-324247-26

Planning and Development Act, 2000, as amended

Planning Authority: Waterford City and County Council

Application by Frank Conway of Portlaw, County Waterford requesting An Coimisiún Pleanála to consider and determine, in accordance with its powers under article 120(3)(cc) of the Planning and Development Regulations, 2001, as amended, whether the local authority should be directed to prepare an Environmental Impact Assessment Report in respect of the proposed restoration of Portlaw Courthouse, provision of Market Square, new vehicular urban link road and rebalancing of current vehicular priority to Malcomson Square, Portlaw, County Waterford.

DECISION

NOT TO DIRECT the local authority to prepare an Environmental Impact Assessment Report in respect of the said proposed development based on the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Having regard to the following:

- (a) Annex III of the European Union Environmental Impact Assessment Directive 2014/52/EU,
- (b) the provisions of Section 179 of the Planning and Development Act, 2000, as amended and Article 120 (3)(b) of the Planning and Development Regulations, 2001, as amended,
- (c) the criteria set out in Schedule 7 and the information provided in Schedule 7A of the Planning and Development Regulations 2001, as amended,
- (d) the limited nature and scale of the proposed development which is under the threshold in respect of Class 10b(iv) (Infrastructure – Urban Development) of the Planning and Development Regulations 2001, as amended,
- (e) the absence of any demolition works likely to have significant effects in respect of Class 14 (Works of Demolition) of the Planning and Development Regulations 2001, as amended,
- (f) the location of the site on lands that are zoned 'Town Core' in the Waterford City and County Development Plan 2022-2028, and the results of the strategic environmental assessment of this plan undertaken in accordance with the Strategic Environmental Assessment Directive (2001/42/EC),
- (g) the scale of the proposed development and the pattern of development in the vicinity, served by public infrastructure,
- (h) the submission made as part of the request for a determination,
- (i) the submission made by the local authority, and
- (j) the report and recommendation of the Planning Inspector,

it is considered that the proposed development would not be likely to have significant effects on the environment and accordingly, that the preparation and submission of an Environmental Impact Assessment Report is therefore, not required.



**Member of An Coimisiún Pleanála
duly authorised to authenticate
the seal of the Commission**

Dated this 22nd day of July 2026