



Planning and Development Act 2000, as amended

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 2560386

Appeal by Aldi Stores (Ireland) Limited against the decision made on the 26th day of February, 2026 by Waterford City and County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Development at this site of circa 0.905 hectares. The development will consist of the construction of a single storey discount retail store with off-licence use and internal Deposit Return Scheme (DRS) unit (circa 1,934 square metres gross floor area, circa 1,367 square metres net retail floor area), car parking (85 spaces) and loading bay, with vehicular and pedestrian access from Carrickphierish Road. Permission is also sought for all associated works to facilitate the development comprising landscaping (including detention strip bridge at southern perimeter), lighting and boundary treatments, internally illuminated signage (circa 13.80 square metres at all elevations of the building [four number external gable signs and one number glazing sign], circa 12.58 square metres at double sided pole sign circa 5.4 metres in height at vehicle entrance), external plant, separate single storey ESB substation and switch room (circa 21.7 square metres), PV panels at roof level and 18 number cycle parking spaces across two number cycle parking shelters at Carrickphierish Road, Ballynamona, Gracedieu, Waterford

as revised by further public notices received by the planning authority on the 30th day of January, 2026.

Decision

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition numbers 5, 9 and 12 so that it shall be as follows for the reason set out.

5. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, as amended, or any statutory provision amending or replacing them, signs, symbols, nameplates, emblems or other advertising devices, other than signage permitted as part of this permission, shall not be erected or displayed externally on the site without a prior grant of planning permission.

Reason: In the interest of visual amenity.

9. (a) During the construction phase of the development, there shall be compliance with 'BS 5228 Parts 1 and 2: 2009 + A1: 2014, Code of Practice for Noise and Vibration Control on Construction and Open Sites'.

The noise levels shall not exceed the following thresholds:

- (i) 65 dB LAeq,1 hour, Monday to Friday (0800 to 1800 hours) and Saturday (0830 to 1300 hours) at the nearest noise sensitive locations.

(ii) 70 dB LAeq,1 hour, Monday to Friday (0800 to 1800 hours) and Saturday 1300 hours) at the nearest commercial premises.

- (b) During the operational phase of the development, the noise from the development, when measured at the nearest noise sensitive location using the methodology set out in "Guidance Note for Noise: Licence Applications, Surveys and Assessments in Relation to Scheduled Activities (NG4)" Environmental Protection Area, shall not exceed the following levels (corrected for a tonal or impulsive component if applicable):

The noise levels shall not exceed the following thresholds:

Daytime Noise Criterion, dB LAr,30 minutes (0700 to 1900 hours)	Evening Noise Criterion, dB LAr,30 minutes (1900 to 2300 hours)	Night-time Noise Criterion, dB LAeq,15 to 30 minutes (2300 to 0700 hours)
55dB	50dB	45dB

Reason: To protect local amenities and in the interests of the proper planning and sustainable development of the area.

12. (a) Prior to the commencement of development, the developer shall prepare a Resource Waste Management Plan (RWMP) as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021), including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness;

these details shall be placed on file and retained as part of the public record. The RWMP shall be submitted to the planning authority for written agreement prior to commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

- (b) The developer shall set aside an area to facilitate the provision of a bring centre for the deposit of glass and metal packaging. Details in this regard shall be agreed with the Environment Section, Waterford City and County Council.
- (c) The developer shall ensure that any place where waste is to be stored prior to collection is secure, accessible at all times by staff and other authorised personnel and is not accessible by any other person other than an authorised waste collector.
- (d) During the construction phase of the development, best practicable means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

Reason: To protect local amenities and in the interests of the proper planning and sustainable development of the area.

Reasons and Considerations

Having regard to the applicable zoning objectives of 'Regeneration RE' and 'Open Space and Recreation OS' and other policies and objectives relating to placemaking, advertising, regeneration, and opportunities sites in the Waterford City and County Development Plan 2022-2028, the safeguarding of amenities of surrounding property, to the protection of visual amenity of the area, the planning history in the vicinity of the site, and to the guidance on the criteria of planning conditions in the Development Management, Guidelines for Planning Authorities, 2007, it is considered that condition numbers 5, 9 and 12 of the planning authority's grant of permission shall be amended, in accordance with the proper planning and sustainable development of the area.



Marie O'Connor

Marie O'Connor

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this *15th* day of *July* 2026