

An
Coimisiún
Pleanála

**Commission Order
PL-501158-WD-26**

Planning and Development Act 2000, as amended

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 2660043

Appeal by Patrick Duggan against the decision made on the 20th day of March 2026, by Waterford City and County Council to grant, subject to conditions, a permission to Eileen Owens in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention permission for the as constructed structural frame to the side of the existing house, together with planning permission for the use of the structural frame for the construction of a carport to the side of existing dwelling and all associated site works all at number 5 Tramore Heights, Tramore, 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 provisions of the Waterford City and County Development Plan 2022 – 2028 and to the nature, scale and design of the structure proposed for retention and proposed to be developed, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would not adversely impact the residential amenity of neighbouring property or the character and visual amenity of the existing building or surrounding streetscape. The proposed development and the development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission considered that the height of the carport at the boundary with the neighbouring property at number 6 Tramore Heights should be reduced to not more than 2.4 meters in order to minimise overshadowing and attached Condition No. 2 accordingly.

Conditions

1. The development shall be retained, 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The carport shall be amended such that the height of the roof at the neighbouring boundary wall (Number 6 Tramore Heights) is not higher than 2.4 meters. Revised drawings showing compliance with this condition shall be submitted for the written agreement of the planning authority prior to the commencement of development.

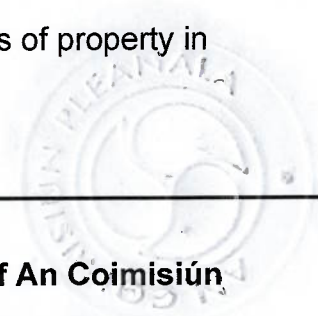
Reason: In the interest of residential amenity.

3. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between 0800 and 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.




Mary Gurrie

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

Dated this 12 day of August 2026