

An
Coimisiún
Pleanála

Commission Order
PL-501233-WD

Planning and Development Act 2000, as amended

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 26/14

Appeal by Ronan McCarthy and Evelyn Waters against the decision made on the 2nd day of April, 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.

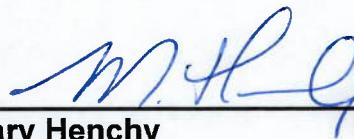
Proposed Development: Change of use from office to residential on first floor and part of ground floor. Internal construction works to ground floor to separate office unit from access area to one-bedroom self-contained apartment on first floor. Front elevational changes comprising of changes to existing balcony on first floor and door serving balcony. Construction work to alter balcony area on first floor and door location serving balcony, all at 27A Queen Street, Tramore, County Waterford.

Decision

The Commission, in accordance with section 48 of the Planning and Development Act 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had not been properly applied in respect of condition number 4 and directs the said Council to REMOVE condition number 4 and the reason therefor.

Reasons and Considerations

Having regard to the proposed development, the Commission considered that the terms of the Waterford City and County Development Contribution Scheme 2023-2029 were incorrectly interpreted in respect of condition number 4 insofar as the proposed development relates to a change of use from office to residential at first-floor level and Section 8 (Exemptions) of the Waterford City and County Development Contribution Scheme 2023-2029, which specifically exempts financial contributions for the provision of 'over the shop' accommodation for residential purposes'. The development, as proposed, and its residential use at first-floor level, would, therefore, qualify for an exemption to a financial contribution in accordance with the adopted Development Contribution Scheme.



Mary Henchy

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this 21st day of July 2026.

