An Coimisiún Pleanála

Commission Order
PL-501718-WD-26

Planning and Development Act 2000, as amended

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 26/60298

Appeal by Gary and Elizabeth Weldon against the decision made on the 24th day of June, 2026 by Waterford City and County Council to grant, subject to conditions, a permission to Ildikó Ajtai in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention for the partial demolition of a rear boundary wall to widen a pedestrian gate for use as a vehicular access gate and for the erection of a canopy structure in the rear garden. Permission is sought for (i) the construction of a new pier with new gates to the vehicular access gate, (ii) a one metre extension to the existing canopy structure, (iii) a covered pergola and walkway, all in the rear garden at 30 Cluain Ailinn, The Burgery, Dungarvan, 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.

P.C.

Reasons and Considerations

Having regard to the provisions of the Waterford City and County Development Plan 2022-2028, to the location of the site in an established residential area, to the 'existing residential' zoning objective, and to the nature and scale of the proposed development and development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area and would be acceptable in terms of traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Coimisiún Pleanála on the 11th day of August 2026, 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. (a) The entrance permitted shall be for domestic purposes only in accordance with the details submitted. No commercial activity shall be carried out on site.

(b) Prior to the commencement of the development, the details of the gate design, which shall be timber, and ope and piers, shall be submitted to, and agreed in writing with, the planning authority.

Reason: To restrict the use of the entrance for domestic use only and 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.

Patricia Calleary

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

Dated this 05 **day of** November **2026.**