



An  
Bord  
Pleanála

## Inspector's Addendum Report

**ACP-323028-23**

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<b>Development</b>	Construction of Strandhill Phase 2 development consisting of 70 no. residential units comprising of 48 houses and 22 apartments and all associated site works. A Natura Impact Statement (NIS) accompanies this application.
<b>Location</b>	Crobally Upper, Tramore, County Waterford.
<b>Planning Authority</b>	Waterford City and County Council
<b>Planning Authority Reg. Ref.</b>	2460480
<b>Applicant(s)</b>	Fewer Harrington & Partners
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Refuse Permission
<b>Type of Appeal</b>	First Party
<b>Appellant(s)</b>	Fewer Harrington & Partners
<b>Observer(s)</b>	Bernard Fitzpatrick

**Date of Site Inspection**

26<sup>th</sup> September 2025

**Inspector**

Matthew McRedmond

## 1.0 Introduction

- 1.1. This report is an addendum report to my Inspector's report in respect of ABP-323028-25 dated 14<sup>th</sup> October 2025.
- 1.2. A notice under Section 132 of the Planning and Development Act 2000, as amended, issued to the First Party as per the Commission Direction dated 24<sup>th</sup> October 2025, giving the last date for receipt of response as being on or before 10<sup>th</sup> December 2025. The Commission sought the views of the first-party in relation to the following:
1. Detailed engineering drawings and specifications for all retaining walls in rear gardens (and in the southeast section adjacent to the filling station), as proposed within the appeal, for both sloped and tiered versions of the gardens.
  2. Options to activate the gable ends facing the open space, and private passive surveillance for same, for houses numbered 37 and 47 in the amended site layout proposed with the appeal.
  3. The rationale for replacing the dwelling types to the front of the proposed development (adjacent to Waterford Road), changes to the open space and steps, and how they will contribute to the public realm.
  4. Drawings/details/specifications for the private open space, cut and fill, retaining walls, landscaping and access for the proposed duplexes (K, Kh and L in point 3 above).
  5. A response to the (potential) omission of house number 37, the absorption of the land into the adjacent public open space and the further opening of views towards the protected structure.
  6. Details of the landscaping proposed for in and around the creche.
- 1.3. The Commission received a response to the Section 132 notice from the First Party, within the statutory timeframe.

- 1.4. That response was circulated to other parties under Section 131 of the Act as per the Commission letter to parties dated 15<sup>th</sup> December 2025, giving the last date for receipt of response as being on or before 14<sup>th</sup> January 2026.
- 1.5. The Commission did not receive a response from the Planning Authority or the third-party observer.
- 1.6. This addendum report has been prepared to assess the responses received from the First Party.

## **2.0 Response of First Party to the Commission's Notice**

### **2.1.1. The First Party submitted the following main points:**

- Drawings submitted to illustrate retaining walls. Confirmed that various design measures can be implemented to the gable elevations of house 37 and Duplex 47 to provide passive surveillance to open space. These measures include additional window openings, reorientation of access and provision of an additional buffer between private and public spaces.
- Two options presented for treatment to Waterford Road. Option 1 – as submitted to the Planning Authority at FI stage and in response to pre-planning comments and feedback at FI stage. Option 2 – as submitted with the appeal, in response to the PA reasons for refusal. Both options provide benefits with Option 1 being lower-scale and more traditional urban character, and Option 2 providing a stronger and more urbanised frontage along Waterford Road, with associated activation of this interface.
- Details submitted of private open space between unit types K, K'h' and L, including retaining walls and walls delineating allocation of spaces. Private open space in excess of standard requirements (9sqm), include a low retaining wall and enhance passive surveillance at Waterford Road. Cut and Fill requirements are indicated on submitted drawing ACP-17.
- Background provided to proposed unit Type K and relocation due to line of sight to protected structure and to address concerns of the Planning Authority. The removal of Unit 37 would result in a larger open space (from 1,260sqm to

1,547sqm). It is proposed if unit 37 is removed that unit 36 would be replaced with a 'Type N' unit, that serves to largely address item 2 of the Commission request in relation to passive surveillance of the public open space, with a relocated entrance and additional fenestration.

- Revised site layout and landscaping plan for proposed creche submitted. This includes a planting strategy and schedule.

### **3.0 Assessment**

3.1.1. The matters raised as a consequence of the Commission's Direction and responded to by the First-Party may be grouped to the following:

- Retaining Wall Details
- Proposed Units 37 and 47
- Design and Layout Evolution
- Landscaping Details at Creche

#### **3.2. Retaining Wall Details**

3.2.1. The Commission's Section 132 request required submission of engineering specifications for all retaining walls in rear gardens and in the southeast section of the site adjacent to the filling station.

3.2.2. I refer to the submitted drawings by the applicant's design engineer numbered SD/01 and SD/02 that show a number of sections for both sloped and tiered versions of the gardens.

3.2.3. I refer to the submitted section drawing FI-05 (Retaining Wall Details at rear gardens submitted at FI stage), External Finishes Brochure (submitted at FI) and drawing FI-02 (Landscape Plan submitted at FI stage). I note at FI stage the retaining wall structures between opposing rear gardens was proposed as a gabion embankment structure 3m in height with a 1.8m post and rail fence on top. The revised option submitted at appeal stage includes reference on drawing ACP-02 to a 1.8m post and rail fence on top of a lower embankment.

- 3.2.4. The section drawings provided in the applicant's Section 132 response refers to a mass gravity masonry block wall between rear gardens and a proprietary Tobermore SECURA Retaining Wall or similar. The post and rail fence atop these retaining structures are also shown. Ground stabilisation fill is indicated on both sloped and tiered arrangements.
- 3.2.5. A Gabion Stone Wall retaining structure is illustrated at the filling station boundary, which sits above an existing wall that retains existing ground levels.
- 3.2.6. Based on the details provided, I am satisfied that the proposed retaining wall structures will satisfactorily address the ground stabilisation and ground level changes required to implement a residential scheme at this location. In this regard, I am satisfied that appropriate private amenity space is provided through a stepped garden arrangement and adjoining properties will be adequately protected with the retaining wall details proposed.

### 3.3. **Proposed Units 37 and 47**

- 3.3.1. The Commission request related to a number of issues and potential scenarios in relation to proposed unit numbers 37 and 47 to the southwest of the proposed scheme. I have grouped the issues pertaining to these units under the following headings:

- **Passive Surveillance of Proposed Open Space**
- **Potential Omission of Proposed House Number 37**
- **Private Open Space Configuration**

#### **Passive Surveillance of Open Space**

- 3.3.2. The Commission sought the views of the applicant in relation to activating the open space to the southwest of the site by providing passive surveillance from proposed house numbers 37 and 47.
- 3.3.3. The First Party provided several measures designed to enhance the passive surveillance of the open space to the southwest of units 37 and 47 in the proposed scheme. The proposed amendments included:
- Additional window openings on elevation of unit 47 facing open space

- Reorientation of access for Duplex 47 to create a double fronted corner building.
- Provision of transitional buffer between private and public spaces.

3.3.4. I have had regard to the drawings submitted by the applicant in their Section 132 response that includes a revised unit type 'Type R' (unit 47) that provides additional fenestration from the dining area and reorientation of access to face the open space. Unit 'Type M2' (unit 37) already had an entrance proposed to face the open space and windows from the dining room to face the open space and is not amended from FI stage.

3.3.5. The proposed transitional buffer between the private open spaces of Unit 37 and 47 and the proposed public open space to include a low wall and hedge, will allow for adequate separation between functions and provide a security strip to the proposed dwellings. I note retaining walls details are also provided by the applicant within this space that will further add to the definition of space in this area and which is reviewed in the following sections.

3.3.6. Having reviewed the proposed amendments to Units 37 and 47 in the proposed scheme, I am satisfied that the minor amendments put forward would enhance the overall passive surveillance and layout of the proposal and is acceptable.

### **Potential Omission of House Number 37**

3.3.7. The Commission's Section 137 notice referred to the consideration of the potential for removing unit 37 from the proposal.

3.3.8. The applicant submits that the proposed units 37 and 47 (unit types K, amended to House Types M2 and P) at the interface with the proposed open space to the southwest, were already substantially relocated at FI stage to open views to the protected structure and to be specifically outside the line of sight to this heritage asset. The First Party further notes their AHIA Report confirmed the revised locations of units would not negatively impact views toward Spring Farm House.

3.3.9. In my original report, I have given due regard to the acceptability of the subject proposal in relation to Spring Farm House, which is a protected structure. I note the Planning Authority had specific issues with the visual impact on the protected

structure. I acknowledge that an area of open space is proposed to the front of Spring Farm to retain views and protect the setting of the protected structure. I further note that unit type 'P' was additionally amended as part of the appeal documentation, with building footprints of unit type 'K'/'L' being moved further northeast. I noted from my site visit that Spring Farm is considerably screened by existing landscaping when viewed from the south, which I consider a significant mitigating factor in relation to impacts of the subject proposal.

3.3.10. I consider that the development would be visible in any form from many viewpoints in the area, I am of the opinion that the applicant has proposed an appropriate level of protection of the setting of the Protected Structure by way of incorporating an area of open space and provides adequate setback to the proposed dwellings. I conclude the removal of Unit 37 would not lessen the visual impact, which I consider to be appropriately considered in the context of the protected structure, so as to offer adequate protection of this heritage asset.

3.3.11. While I note the first party has submitted details of removing Unit 37, with an amended Unit 36 to address an enlarged public open space area, I do not consider this to be necessary to provide any additional protection of the protected structure that is adequately addressed and considered in the proposed design.

### **Private Open Space Configuration**

3.3.12. I note the first party has submitted plans ACP-15, ACP 16 and ACP-17 that show the delineation of open space to unit types K, K'h' and L. These are supplemented with plans SD/01 and SD/02 that illustrate sectional configuration of private open spaces, retaining walls and associated levels.

3.3.13. I acknowledge each duplex unit has been designated areas of private open space ranging from 12.5-41.7sqm, which exceeds the minimum 9sqm standard requirements. I note specifically the private open space of units M and revised Duplex Type R, that address the public open space to the southwest of the site, which are and amended design to the 'K' type unit. The low retaining walls proposed are 1.25m in height and serve a dual purpose of space delineation and structural arrangement of topographical changes within the site. I am satisfied that the low wall and hedge arrangement is appropriate to define cut and fill arrangements and

delineation of open spaces, including defining management requirements in this regard. I consider the access arrangements to be appropriately defined in this layout and I am satisfied that the proposed layout adequately addresses the public open space to the duplex units.

### **3.4. Design and Layout Evolution**

- 3.4.1. The first party Section 132 response set out how the two options for the proposed development were brought forward at FI stage and then at appeal stage, in response to the FI request and later reasons for refusal issued by the Planning Authority. Option 1 is noted as the 'Original Proposal' and presents a lower scale more suburban character, considered to be consistent with established residential patterns in the surrounding area. Option 2 ('Alternative Proposal') delivers a stronger and more urbanised frontage to Waterford Road, with enhanced passive surveillance. Option 2 is considered to address the earlier concerns of Council regarding the provision of an active, legible and vibrant interface with the regional road. The applicant and design team are satisfied that either option can address the design requirements of the site.
- 3.4.2. I have had regard to both design options in my original report on this appeal. In that report, I outlined my reasons considering the proposal put forward at FI stage (Option 1) to be unacceptable at this location. I consider this design option unacceptable due to the presentation of side gables of proposed units facing the public road. This is a busy public thoroughfare, is an important entry point to Tramore from Waterford City, and its importance will be further enhanced through active travel measures that are permitted and will be implemented along this link. The proposed steps in this option present a largely blank interface to the location of the proposed bus stop, which further reduces the potential for a positive interface with the public realm at this location. For these reasons, I maintain that the option put forward at FI stage should be discounted as an appropriate design response for this site.
- 3.4.3. I have noted the alternative option (Option 2) submitted with the appeal to address the level changes within the site, particularly facing Waterford Road. The 5no. blocks of 3no duplex apartments proposed in lieu of the proposed detached, semi-detached

and terraced houses put forward at FI stage of the application. This option would present a split level height of proposed duplex units that would present as 3-storey facing the public road (with a pitched roof), with an overall height that is consistent with the proposed 4-storey apartment block.

- 3.4.4. The proposed Option 2 re-design also includes a reorientation of the access steps from Waterford Road to the higher level of the internal access road. Steps are proposed in two locations with an adjoining area of green space for each ('Agora' as defined in the Section 132 response), to soften the transition in levels and in my opinion would enhance the feeling of security and passive surveillance at these access points to the site, with overlooking windows from Units K'h', L and from the proposed apartment block. I consider the proposed steps at this location would provide a suitable tiered approach to the level differences at this location and provide a more visually appealing design.
- 3.4.5. I consider the 2-3-storey duplex units proposed to be an acceptable solution to the challenging ground levels within the site and the overall heights would not be excessive when viewed adjacent to the proposed apartment building and coupled with a considerable setback from Waterford Road.
- 3.4.6. I am satisfied that the First Party has adequately set out the design evolution of the proposed scheme in terms of reaching a considered response to the refusal of permission issued by the Planning Authority. In my opinion, Option 1 as put forward at FI stage does not provide an appropriate high quality design response for the development of this topographically challenging site at a key entry point to the town of Tramore. Option 2 would provide a more appropriate design response to the level changes within the site, would provide an appropriate design to the high quality streetscape requirements at this location and provides adequate integration and passive surveillance of open spaces within the proposed development. For these reasons, I recommend Option 2 as set out in the First Party Appeal is the option brought forward for development, if the Commission decide to grant permission for the proposal.

### **3.5. Landscaping Details at Proposed Creche**

- 3.5.1. I note the proposed development included the creche at further information stage, to allow an increase in capacity associated with the proposed increase in unit numbers. I noted the absence of boundary treatments for the proposed creche in the submitted details but recommended that boundary treatments generally could be agreed with the Planning Authority prior to the commencement of development. The Commission Section 132 request to the applicant asked for specific clarification in relation to landscaping proposed in and around the creche.
- 3.5.2. I note the submitted details from the applicant in relation to landscape planting at the proposed creche. This includes a site layout plan for the proposed creche and a Landscape Planting Schedule that indicates a mixture of native and pollinator friendly planting, small-medium street appropriate tree species and mixed shrub beds. When added to a hard landscape boundary to ensure security, I am satisfied that the proposed planting schedule and landscaping of the creche area is satisfactory.

## **4.0 Recommendation**

- 4.1. I recommend that permission be granted for the following reasons and considerations.

## **5.0 Reasons and Considerations**

- 6.0 Having regard to the provisions of the Waterford City and County Development Plan 2022-2028, to the 'R1-New Residential' land use zoning of the site that allows residential land use, to the 'Large Urban Town' designation of Tramore, to the nature of the proposed development and to the pattern of development in the surrounds, 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 or the amenities of property in the vicinity and would constitute an acceptable form of development at this location. The proposed development, would,

therefore, be in accordance with the proper planning and sustainable development of the area.

## 7.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 21<sup>st</sup> August 2024, by the further information submitted on the 13<sup>th</sup> May 2025, and by the plans and particulars submitted with the appeal to An Coimisiun Pleanala on the 17<sup>th</sup> July 2025, 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 carried out and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interests of clarity.</p>
2.	<p>The proposed development is to be constructed as per the amended site layout ACP-10 and associated plans and particulars as submitted to An Coimisiún Pleanala on the 9<sup>th</sup> December 2025.</p> <p>Unit No. 47 is to be constructed in the format (Unit Type 'R' as shown on drawings ACP-15, ACP-16 and ACP-17,) as submitted to An Coimisiún Pleanala on 9<sup>th</sup> December 2025.</p> <p><b>Reason:</b> In the interests of clarity.</p>
3.	<p>The mitigation measures detailed in the submitted Natura Impact Statement shall be implemented in full.</p> <p><b>Reason:</b> In the interests of clarity and to ensure protection of European sites.</p>
4.	<p>(a) Prior to the commencement of any house in the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must</p>

	<p>specify the number and location of each house), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all houses permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.</p> <p><b>Reason:</b> To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good in accordance with the 'Regulation of Commercial Institutional Investment in Housing Guidelines for Planning Authorities', May 2021.</p>
5.	<p>a) All mitigation measures in relation to archaeology and cultural heritage as set out in the 'Cultural Heritage Impact Assessment' report submitted with the planning application (Archaeological Management Solutions, July 2024) shall be implemented in full by the developer. The developer shall engage a suitably qualified archaeologist to advise in relation to the implementation of the required archaeological mitigation measures and to complete all necessary archaeological works associated with the development.</p> <p>b) The Construction Environmental Management Plan (CEMP) shall include the location of any and all archaeological and cultural constraints relevant to the proposed development, as set out in the 'Cultural Heritage Impact Assessment' report (Archaeological Management Solutions, July 2024). The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and all mitigation measures to be employed to protect the archaeological and cultural heritage environment during all phases of site preparation and construction activity.</p> <p>c) The planning authority and the National Monuments Service of the Department of Housing, Local Government and Heritage shall be provided with a final archaeological report describing the results of all archaeological monitoring and any archaeological investigative work/excavation required, following the completion of all archaeological work on site and any</p>

	<p>necessary post-excavation analysis. All resulting and associated archaeological costs shall be borne by the developer.</p> <p><b>Reason:</b> To ensure the continued preservation [either in situ or by record] of places, caves, sites, features or other objects of archaeological interest.</p>
6.	<p>Details of the materials, colours and textures of all the external finishes to the proposed development, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>
7.	<p>The site including the areas of open space shown on the approved plans shall be landscaped in accordance with a final landscape and boundary treatment scheme which shall be agreed in writing with the planning authority prior to the commencement of development. The boundary treatment scheme shall include details of boundary treatments to the proposed creche and retaining wall structures within the site, as shown on plans and particulars submitted to An Coimisiún Pleanála on the 9<sup>th</sup> December 2026. The landscape scheme shall be implemented fully in the first planting season following completion of the development, and any trees or shrubs which die or are removed within three years of planting shall be replaced in the first planting season thereafter. This work shall be completed before any of the dwellings are made available for occupation.</p> <p><b>Reason:</b> In order to ensure the satisfactory development of the open space areas, and their continued use for this purpose.</p>
8.	<p>The access from the public road and internal road and vehicular circulation network serving the proposed development, including turning bays, parking areas, footpaths and kerbs shall be in accordance with the detailed construction standards of the planning authority for such works and design standards outlined in DMURS. In default of agreement the matter(s) in dispute shall be referred to An Coimisiún Pleanála for determination.</p> <p><b>Reason:</b> In the interest of amenity and of traffic and pedestrian safety.</p>

9.	<p>A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities for each unit shall be submitted to, and agreed in writing with, the planning authority not later than six months from the date of commencement of the development. Thereafter, the waste shall be managed in accordance with the agreed plan.</p> <p><b>Reason:</b> In the interest of residential amenity, and to ensure the provision of adequate refuse storage.</p>
10.	<p>Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p><b>Reason:</b> In the interest of public health.</p>
11.	<p>The developer shall enter into water supply and wastewater connection agreements with Uisce Eireann, prior to commencement of development. A Confirmation of Feasibility for connection to the Irish Water network shall be submitted to the planning authority prior to the commencement of development.</p> <p><b>Reason:</b> In the interest of public health.</p>
12.	<p>Public lighting shall be provided in accordance with a final scheme to reflect the indicative details in the submitted Public Lighting Report, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development/installation of lighting.</p> <p>Such lighting shall be provided prior to the making available for occupation of any residential unit.</p> <p><b>Reason:</b> In the interests of amenity and public safety.</p>
13.	<p>All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located</p>

	<p>underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.</p> <p><b>Reason:</b> In the interests of visual and residential amenity.</p>
14.	<p>Proposals for an estate/street name, house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).</p> <p><b>Reason:</b> In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.</p>
15.	<p>The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company, or by the local authority in the event of the development being taken in charge. Detailed proposals in this regard shall be submitted to and agreed in writing with the planning authority prior to commencement of development.</p> <p><b>Reason:</b> To ensure the satisfactory completion and maintenance of this development.</p>
16.	<p>The construction of the development shall be managed in accordance with a Construction Environment Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of the intended construction practice for the proposed development, including measures for the protection of existing residential development, hours of working, traffic management during the construction phase, noise and dust</p>

	<p>management measures and off-site disposal of construction/demolition waste.</p> <p><b>Reason:</b> In the interests of public safety and residential amenity.</p>
17.	<p>Construction and demolition waste shall be managed in accordance with a final construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.</p> <p><b>Reason:</b> In the interest of sustainable waste management.</p>
18.	<p>Site development and building works shall be carried only out between the hours of 0700 to 1900 Mondays to Friday and between the hours of 0800 and 1400 hours on Saturday inclusive, 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.</p> <p><b>Reason:</b> In order to safeguard the residential amenities of property in the vicinity.</p>
19.	<p>Prior to commencement of development, the developer or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been</p>

	<p>applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.</p> <p><b>Reason:</b> To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.</p>
20.	<p>Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.</p> <p><b>Reason:</b> To ensure the satisfactory completion and maintenance of the development until taken in charge.</p>
21.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the</p>

planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

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Matthew McRedmond  
Senior Planning Inspector

31<sup>st</sup> March 2026

## Appendix 1 - Form 1

### EIA Pre-Screening

**[EIAR not submitted]**

<b>Case Reference</b>	ACP-323028-25
<b>Proposed Development Summary</b>	Development of 70no. residential units (amended to 74no. in the subject appeal), an amended creche design and all associated site works.
<b>Development Address</b>	Crobally Upper, Tramore, Co. Waterford
	<b>In all cases check box /or leave blank</b>
<b>1. Does the proposed development come within the definition of a ‘project’ for the purposes of EIA?</b>  (For the purposes of the Directive, “Project” means: - The execution of construction works or of other installations or schemes,  - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a ‘Project’. Proceed to Q2.
	<input type="checkbox"/> No, No further action required.
<b>2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</b>	
<input type="checkbox"/> Yes, it is a Class specified in Part 1.  <b>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</b>	State the Class here
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
<b>3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?</b>	

<input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994.  <b>No Screening required.</b>	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.  <b>EIA is Mandatory. No Screening Required</b>	
<input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.  <b>Preliminary examination required. (Form 2)</b>  <b>OR</b>  <b>If <del>Schedule 7A</del> information submitted proceed to Q4. (Form 3 Required)</b>	<b>Class 10 (b) (i)</b>
<b>4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</b>	
<b>Yes</b> <input type="checkbox"/>	
<b>No</b> <input checked="" type="checkbox"/>	<b>Pre-screening determination conclusion remains as above (Q1 to Q3)</b>

**Inspector:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## Form 2 - EIA Preliminary Examination

<b>Case Reference</b>	ACP-323028-25
<b>Proposed Development Summary</b>	Development of 70no. residential units (amended to 74no. in the subject appeal), an amended creche design and all associated site works.
<b>Development Address</b>	Crobally Upper, Tramore, Co. Waterford
<b>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</b>	
<b>Characteristics of proposed development</b>  (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	<ul style="list-style-type: none"> <li>- Proposed residential use is compatible with other uses in area,</li> <li>- Modest size and intensity of development</li> <li>- No significant use of natural resources or production of waste</li> <li>- No significant risk of pollution or nuisance</li> <li>- No significant risk of accidents / disasters to human health</li> </ul>
<b>Location of development</b>  (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	<ul style="list-style-type: none"> <li>- Located within 'New Residential' zoned land on a serviced urban site</li> <li>- Local ecology only on site</li> <li>- Built Heritage is adequately protected</li> <li>- No water features at the site</li> <li>- No designated sites at the site</li> </ul>
<b>Types and characteristics of potential impacts</b>  (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	Having regard to the following: <ul style="list-style-type: none"> <li>- Nature and scale of the development,</li> <li>- Lack of significant environmental sensitivities on the site,</li> <li>- Absence of significant in combination effects,</li> </ul> <b>there is no potential for significant effects on the environmental factors listed in section 171A of the Act.</b>
<b>Conclusion</b>	

Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

DP/ADP: \_\_\_\_\_ Date: \_\_\_\_\_

(only where Schedule 7A information or EIAR required)