

P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS RECEIVED BY Local Electoral Area FROM 08/09/2025 To 14/09/2025**

**under section 34 of the Act the applications for permission may be granted permission, subject to or without conditions, or refused;
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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
Local Electoral Area : Comeraghs Electoral Area								
25/60625	Crag Rathnew DC Limited and Kent Homes Limited	P	08/09/2025	the proposed development comprises the development of the former cheese factory site and adjoining lands to provide for a mixed use village centre, technology park, and renewable energy development on a total site area of 108.79 hectares. The proposed development will consist of the following: The demolition of 2 no. existing single storey outbuildings and 1 no. AGI building (126 sq.m. GFA in total) in the northern portion of the site, along with all site clearance and enabling works required to facilitate the proposed development. In the northern portion of the site the construction of a new village centre comprising the following: • A two-storey mixed-use building (fronting onto the R680) comprising a gym, café, health centre, pharmacy, and office space, with a total GFA of c. 1,856 sq.m. (c. 10.3m in height). • A two-storey community centre (with a GFA of c. 847 sq.m. and c. 11m in height). • 2 no. three-storey apartment buildings (Apartment Blocks A and B) comprising 48 no. units in total, including 6 no. 1 bedroom apartments and 42 no. 2 bedroom apartments. The apartment buildings have a combined gross floor area (GFA) of c. 5,374 sq.m. and the buildings are c. 14.3m in height. Each of the	Y	N	Y	N

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apartment buildings include private open space in the form of patios and balconies, along with bin stores, communal open space, and access arrangements.
• A two-storey supermarket (including off-licence) comprising a GFA of c. 1,605 sq.m. (c. 1,514 sq. m at ground floor level and c. 91 sq. m . at first floor level) with a height of c. 8.2m . A bring bank will be provided to the south of the supermarket.
• A two-storey childcare facility building with a GFA of c. 1,345 sq.m. (c. 10m in height), along with adjacent outdoor play area.
• A Multi-Use Games Area (MUGA), located adjacent to Apartment Block A and the childcare facility.
• A two-storey commercial / office building comprising 4 no. commercial units, (with a GFA of c. 614 sq.m. and c. 10.1m in height).
• 2 no. two storey warehouse buildings (each with a GFA of c. 562 sq. m. including ancillary office space and staff welfare facilities, with an overall height of c. 10m).
• A District Heating Plant Room (with a GFA of c. 14 sq. m. and c. 3.8m in height) to provide district heating from the technology park to the village center, bin stores, lighting, access arrangements, and the provision of areas of public realm and open recreational spaces including a new village square.
In the central portion of the site the construction of a new technology park comprising the following:
• 3 no. two storey (with two mezzanine level), information and communication technology (ICT)

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facility buildings, each with a GFA of c. 24,033 sq.m (c. 72,099 sq.m GFA in total), and with a height (to parapet level) of c. 19.8m and a maximum flue height of c. 25m.

- Each of the 3 no. ICT facility buildings will accommodate ICT equipment rooms, associated electrical and mechanical equipment rooms, loading bays, maintenance and storage space, office administration areas, and staff facilities, emergency generators and flues, and plant at roof level. External plant rooms (with an overall height of c. 3.7m) and modular water tanks will be provided adjacent to each of the ICT facility buildings.

- An energy center building (with a GFA of c. 3,720 sq.m and with a parapet height of c. 13.8m) including 16 no. gas powered turbines, associated flues (with a height of c. 29.8m), associated ancillary containers and tanks, backup fuel pumps and tanks, fire tanks (with a height of c. 12.8m) and pump house, MCC control room (with a GFA of c. 41 sq.m.), welfare and storage facilities (with a GFA c. 60 sq.m.), a three storey control room building with basement (with a GFA of c. c. 5,343 sq.m. and an overall height of c. 18.9m), a single storey with basement MV building (with a GFA of c. 1,246 sq.m. and an overall height of c. 5.3m), step up and step down transformers, and 7 no. black start generators.
- 2 no. warehouses with ancillary office space, with a GFA of c.3,121 sq.m. each, and with a height of c. 14.2 metres

- A gas above ground installation (AGI) and pressure

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regulating and metering station (PRMS) compound, (comprising an AGI Building, Boiler House Kiosk, E&I Kiosk, Control Room and Skid House) with a combined GFA of c. 202 sq.m.), 3 no.

ICTpumphouses (c. 40 sq.m. each), and two single storey guardhouses (each with a GFA of c.29 sq.m). In the southern portion of the site the construction of a of a solar farm with PV arrays consisting of 43,056 PV panels mounted on concrete footings, 3 no. single storey transformer cabins (with a combined GFA of c. 54.6 sq.m), a battery energy storage system (BESS) compound with an area of c. 6,682 sq.m.(comprising modular battery units within a fenced compound, along with associated electrical equipment and transformers), internal access tracks, and security fencing.

In the western portion of the site the construction of a new vehicular access (including a bridge over an existing water course) to the Technology Park to be provided between the R680 and the R681. The primary vehicular access to the village center will be facilitated via the existing access from the local road to the north. Pedestrian and cycling access to the village center will be facilitated via both the local road and R680. Access to the Solar farm is provided via the local road to the north of the solar farm.

Provision of areas of public open space and a walking/cycling route which extends from the village center to the southeast of the Technology Park. The development provides 441 no. car parking spaces and 267 no. cycle spaces. The development includes

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				provision of landscaping and planting throughout, PV panel zones at roof level, boundary treatments, signage zones, site lighting, and all associated site services and development works, including underground foul and storm water drainage network and sustainable urban drainage systems, and all ancillary works. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) will be submitted to the Planning Authority with the planning application Within the townlands of Blackknock and Adamstown, Kilmeaden Co. Waterford.				
25/60629	Mayfield Coffee Store Ltd	P	09/09/2025	amalgamation of two existing commercial units into a single unit; change of use from commercial to hospitality; reinstatement of a window on the southern elevation; and all associated site development works, The Square Portlaw Co. Waterford X91 KA0P		Y	N	N
25/60639	Daithi O'Connell	R	12/09/2025	Retain and complete bungalow to include a) retention of 64.0m 2 single storey extension to rear b) retention of window fenestration to all sides c) retention of ridge height increase of 0.8m to create habitable space at first floor level. PLANNING PERMISSION to erect car port with screen panel to		N	N	N

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			eastern elevation to mitigate against overlooking, all on foot of planning application ref: 24/60252 Lissadell Stradbally More Stradbally X42HC43				
Total for Local Electoral Area : Comeraghs Electoral Area	3						

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Local Electoral Area : Dungarvan- Lismore Electoral Area								
25/129	Seamus Cunningham	P	08/09/2025	to construct a cubicle house with slatted Tank, Silage pit with effluent tank and ancillary works Tober Ballyduff Upper Co Waterford		N	N	N
25/130	James Cahill	P	09/09/2025	to infill depressions on agriculture lands using inert soil and stone (EU waste class 170504) to improve quality of said lands Barnastook Old parish Co Waterford		N	N	N
25/132	Denis and Sarah Kenneally	P	10/09/2025	A)proposed part single and part two storey extension to the north of existing dwelling house to include minor alterations B) from new vehicular entrance C) New treatment unit ,private well and associated site works Shean More Ballyduff Co Waterford		N	N	N

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25/133	Bernadette Palmer	R	12/09/2025	the demolition of existing extension at the side of existing dwelling and the construction of single storey extension at the side of existing dwelling ,garden shed in the side garden and all associated site works The Cottage Shanacoole Kinsalebeg Co Waterford		N	N	N
25/60624	Micheal Kelly	P	08/09/2025	to construct a new single storey dwelling, garage, waste water treatment system and new site entrance along with all associated site works and services Monatray East Kinsalebeg Co waterford		N	N	N
25/60630	Emma Whelan-Leigh and William Leigh	P	09/09/2025	the construction of a new storey and a half type house, a garage, a waste water treatment system and an entrance along with all associated site works Ballynacourty Cappagh Dungarvan		N	N	N

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25/60634	Mary Curtis ATF Properties Ltd.	R	12/09/2025	to retain existing rear extension onto existing dwelling and internal first floor mezzanine with roof windows 67 New Street Lismore Co Waterford P51 E670		N	N	N
25/60635	Horizon Tip Limited	P	12/09/2025	The development will consist of permission to demolish existing house bases at no. 30-35, and no. 37; Permission is also sought for construction of 24 no. dwellings consisting of 10 no. semi-detached two storey houses, 1 no. detached bungalow dwelling, and 13 no. terrace houses. The development will include the provision for the construction of service road, footpaths, grass margins, public lighting, 2m boundary wall treatment around the site boundaries and connecting to public mains water, open space, storm water and foul water services within the adjacent housing development and to connect to existing services on site and adjacent site boundaries and all associated site works. Railway Gardens Station Road Lismore, Co. Waterford		N	N	N

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25/60636	Eimear Palmer	P	12/09/2025	Pleanála iomlán a lorg chun iar-cheárta agus teach cónaithe an ghabha a bhfuil droch-chuí air a leagadh, agus chun teach cónaithe (páirt aon stór agus páirt urlár go leith) a thógáil ina áit, ag cur san áireamh garáiste inmheánach, slí isteach nua agus córas nua cóireála fuíolluisce, láthair shíothlúcháin maraon leis na hoibreacha forbartha suímh go léir a bhaineann leis an tógáil ag Cruathbhaile Íochtaracht, An Sean Phobal, Dún Garbhán, Co. Phort Láirge Corbally Lower Old Parish Dungarvan, Co. Waterford		N	N	N
25/60637	Maurice O'Mahony	P	12/09/2025	The relocation of the existing site entrance onto the public road together with ancillary site works. Dromore Aglish Cappoquin P51YY52		N	N	N
Total for Local Electoral Area : Dungarvan- Lismore Electoral Area		10						

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25/131	Mohamed Ezzo	P	09/09/2025	change of use from an existing ground floor retail supermarket to a takeaway food facility including external ventilation and signage plus all associated site works 13 O Connell Street and Thomas Hill Waterford City Co Waterford		N	N	N
25/60623	Richard Barron	R	08/09/2025	for the existing internal roadways. The road way to be used for infilling and when complete to be used as cow road to access lands for farming purposes and all associated site works .PLANNING PERMISSION for 1) covering outcrops of rock in an agricultural field with imported sub soil and topsoil to an average depth of approximately 2 to 8 meters (extension to area previously granted under PL17/345). 2) The annual amount of material will not exceed 24,000 tons. 3) New entrance to site reverting the existing entrance to field gate as previously existed. Knockeen, Butlerstown, Co. Waterford		N	N	Y

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25/60626	Eva and Stephen Hartani Collins	P	08/09/2025	The revision of the plans for grant of planning permission 24/60575, to include alterations to the rear detached garage, patio area, and driveway, and to locate a pedestrian entrance to the side laneway at the location of the existing gate, and a new rear vehicle entrance at the south east corner of the site, onto Pond Villas, and associated works. Ard Na Mara Tramore Co Waterford X91 YN73		N	N	N
25/60627	Graham Farrell	P	08/09/2025	3 no. 2 storey, 3 bed houses, alterations to existing stone boundary wall, new vehicular entrance, carparking and all associated drainage, site works, landscaping and associated works. The proposed site sits within the boundary of the protected structure, Summerville House, RPS No. WA731042. The Vinery Summerville Avenue Waterford X00 XXXX		Y	N	N

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25/60628	Teresa Parle	P	09/09/2025	construction of a steel frame open balcony with glass balustrade to the side of the property at first-floor level 1 Laoi Na Mara Dunmore East Waterford X91K0YY		N	N	N
25/60631	Craig and Anne Martin	P	10/09/2025	construct a dormer style dwelling, garage/store, wastewater treatment system, percolation area, splayed entrance and all ancillary site works Leperstown Dunmore East County Waterford		N	N	N
25/60632	Adriano Cavaliere	P	10/09/2025	the construction of 2no. glazed structures to enclose the existing outdoor dining areas located to the front and side facades of the existing restaurant building with alterations to the existing ground floor windows on both front (southern) and side (eastern) facades with a new entrance to the existing restaurant on the eastern façade and installation of solar panels to the roof of the building and all associated site works, a Protected Structure. Azzurro Restaurant Dunmore East Co. Waterford		Y	N	N

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25/60633	Teresa Parle	P	10/09/2025	the construction of a steel frame open balcony with glass balustrade to the side of the property at first floor level 1 Laoi Na Mara Dunmore East Waterford X91K0YY		N	N	N
25/60638	Belindere Homes Limited	P	12/09/2025	Notice of Large-Scale Residential Development (LRD) Application to Waterford City and County Council. Belindere Homes Limited intends to apply for a 10-Year Planning Permission for a Large-Scale Residential Development (LRD) of 243 no. dwellings (366 no. residential car parking spaces and 25 no. visitor car parking spaces) and 1 no. childcare facility (18 no. dedicated vehicle parking/drop-off car parking spaces), all totalling 23,853.36 sq m gross floor space at this site of approximately 7.85 ha located south of Lacken Wood Residential Estate and east of Lacken Road, in the townland of Kilbarry at Lacken Road, Waterford. The development will consist of: 1. Demolition/removal of 2 no. agricultural structures (totalling approximately 389.34 sq m gross floor space) comprising a barn (215.71 sq m) and shed (173.63 sq m). 2. A childcare facility (310.26 sq m gross floor space) ranging in height between one and two storeys, ancillary enclosed private outdoor play area (372.17 sq m) and dedicated vehicle parking/drop-off spaces (18		N	N	N

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				no. car parking) and 12 no. bicycle parking spaces (6 no. long stay covered and 6 no. short stay uncovered). 3. A total of 243 no. dwellings (totalling 23,543.10 sq m gross floor space) with associated private open spaces, 391 no. associated car parking spaces (248 no. within semidetached dwelling curtilages, 118 no. in shared/managed arrangement for terrace/apartment/duplex apartment dwellings, and 25 no. visitor) and 406 no. bicycle parking spaces (134 no. long stay within dwelling unit private open space areas, 218 no. long stay within dedicated bike storage areas, and 54 no. visitor short stay uncovered) comprising: - 99 no. terrace apartment/duplex apartment dwellings (arrange over 10 no. terrace buildings ranging in height between one and three storeys totalling 6,137.52 sq m gross floor space) which incl. 66 no. one bedroom apartment units at ground floor and 33 no. two bedroom duplex apartment units over first and second floor; - 20 no. apartment/duplex apartment dwellings (arranged over 10 no. buildings ranging in height between one and three storeys totalling 1,969.8 sq m gross floor space) which incl. 10 no. two bedroom apartment units at ground floor and 10 no. three bedroom duplex apartment units over first and second floor; - 48 no. two storey three-bedroom semi-detached dwellings (24 no. buildings totalling 5,357.04 sq m gross floor space); and - 76 no. two storey four-bedroom semi-detached dwellings (38 no. buildings totalling 10,0078.74 sqm gross floor space). The development will further			
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P L A N N I N G A P P L I C A T I O N S

PLANNING APPLICATIONS RECEIVED BY Local Electoral Area FROM 08/09/2025 To 14/09/2025

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				consist of boundary treatments, public open spaces, hard and soft landscaping, roads and pedestrian walkways, public lighting, pedestrian accesses/permeability routes, services (incl. new underground foul pumping station with overground controls, and sustainable urban drainage measures incorporating constructed wetland attenuation ponds), bin and bicycle storage facilities, and all other ancillary and associated site development works above and below ground level. Primary vehicular and pedestrian access to the proposed development will be provided via a culverted watercourse road crossing extending from the existing Sycamore Avenue/Oak Drive/Ash Square road south of Lacken Wood Residential Estate. Secondary pedestrian access will be provided to Cherry Drive/Sycamore Avenue road of Lacken Wood Residential Estate. The existing agricultural laneway access from Lacken Road leading into the proposed development site from the west, will be maintained and utilised as a secondary pedestrian access, with part integrated within the proposed development's internal central road network. A Natura Impact Assessment has been prepared and will be submitted to the Planning Authority with the application. South of Lacken Wood Residential Estate and east of Lacken Road in the townland of Kilbarry at Lacken Road Waterford			
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25/60640	Paul McGrath	R	12/09/2025	of a first-floor dormer roof extension, 2no single storey rear extensions and a detached garage to the side of the dwelling Sefton Grange Lawn Waterford X91 C2HH		N	N	N
25/60641	Adriano Cavaliere	P	13/09/2025	construction of 2no. glazed structures to enclose the existing outdoor dining areas located to the front and side facades of the existing restaurant building with alterations to the existing ground floor windows on both front (southern) and side (eastern) facades with a new entrance to the existing restaurant on the eastern façade and installation of solar panels to the roof of the building and all associated site works a Protected Structure. Azzurro Restaurant Dunmore East Co. Waterford		Y	N	N
25/60642	Declan Downey	P	14/09/2025	the construction of a first floor bedroom (14.7 sq. m) to side of existing dormer bungalow, together with relocated rooflight 73 Newtown Hill Tramore Co. Waterford X91 D8Y1		N	N	N
Total for Local Electoral Area : Metropolitan Electoral Area		12						

P L A N N I N G A P P L I C A T I O N S

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PLANNING APPLICATIONS

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Total: 25

*** END OF REPORT ***

P L A N N I N G A P P L I C A T I O N S

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