

An
Coimisiún
Pleanála

Direction
CD-020457-25
ABP-320888-24

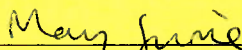
The submissions on this file and the Inspector's report were considered at a meeting held on 11/08/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Date: 11/08/2025



Mary Gurne

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the proximity of the proposed access to the road junction to the south, and the nature of the regional road outside the site and its designation as a strategic regional road in the Waterford City & County Development Plan 2022-2028, it is considered that the applicant has not clearly demonstrated that the proposed development and resultant traffic movements would not significantly undermine road safety along the R673 Regional Road outside the site. Accordingly, it considered that the proposed development would represent a significant safety risk to both the future residents of the dwelling as well as other road users, and that the proposed development would endanger public safety by reason of traffic hazard on the public

road and would be contrary to Policy Objective Trans 44 (Regional and Local Roads/Urban Streets Policy Objective) of the Waterford City and County Development Plan 2022-2028. The proposed development would, therefore, in itself and by the precedent it would set, be contrary to the proper planning and sustainable development of the area.