

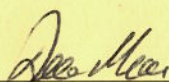
An
Coimisiún
Pleanála

Direction
CD-020602-25
ABP-322499-25

The submissions on this file and the Inspector's report were considered at a meeting held on 05/09/2025.

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

Planning Commissioner:


Declan Moore

Date: 08/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the site within a designated 'Rural Area under Strong Urban Influence' in the Waterford City and County Development Plan 2022-2028, where it is a policy objective of the planning authority (H28 – New Homes in the Open Countryside) to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic, social or local need, having regard to the viability of smaller towns and rural settlements, the proximity of the site to the settlement node of Grange and the village of Clashmore, and on the basis of the information provided in connection with the planning application and the appeal, it is considered that the applicant has not adequately demonstrated an identified locally based economic or social need for a rural dwellinghouse at this rural location and that this requirement for a dwellinghouse cannot be met within any of the designated node or village settlements.

The proposed development would be contrary to Policy Objective H28 of the development plan, would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, and would, therefore, be contrary to the proper planning and sustainable development of the area.