

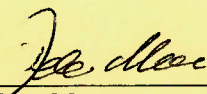
An  
Coimisiún  
Pleanála

**Direction**  
**CD-022054-26**  
**ACP-323907-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 27/03/2026.

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:** 27/03/2026

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. Although the proposed development is on lands appropriately zoned for residential development and the general layout, design and density are considered acceptable, it is dependent upon connections (pedestrian, cycle and vehicular) to provide connectivity/permeability/upgrades to the adjacent road network and/or to adjacent lands to the north of the site which are located outside of the application boundary of the site for which permission is sought. Notwithstanding the written consent provided by the owner of the lands, the Commission is not satisfied that the pedestrian, cycle and vehicular, connections detailed within the Transport and Traffic Assessment, Mobility Management Plan and DMURS Compliance Report and the associated plans accompanying the proposed development, could be delivered and managed appropriately within the context of the permission sought, given the reliance on the delivery of infrastructure for which permission has not been sought as part of the subject application, or which has not been included for within the boundary of the application.

The proposed development would, therefore, contravene the requirements of Policy Objective Trans 09 (Connectivity and Permeability) and Trans 33 (Road and Street Network Policy) of the Waterford City and County Development Plan, 2022-2028, and would, therefore, be contrary the proper planning and sustainable development of the area.

2. Having regard to the layout of the proposed development, and its relationship with the adjoining site to the south, comprising a residential dwelling and an operational farm, the Commission considered that the agricultural traffic movement from the existing farm via the residential development, as proposed, would endanger public safety by reason of traffic hazard, owing to a potential conflict between agricultural traffic movements and vehicle and pedestrian/cyclist movements on site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

#### Note

New Issue: The Commission noted the Inspector's concern that the location of an access road in lands dedicated for open space, as detailed on the submitted site plan, would detract from the recreational amenity of the adjoining residential development to the north, and could be considered to materially contravene the OS – Open Space and Recreation zoning objective of the Development Plan, but given the substantive reasons for refusal, the Commission decided not to pursue this matter.