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Coimisiún  
Pleanála

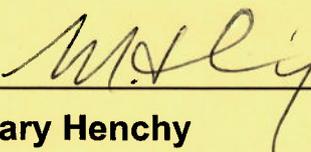
**Commission Direction**  
**CD-000031**  
**PL-500094-WD**

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The submissions on this file and the Inspector's report were considered at a meeting held on 23 January 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

**Planning Commissioner:**



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**Mary Henchy**

**Date:**

**26<sup>th</sup> day of January 2026**

**DRAFT WORDING FOR ORDER**

Taken in conjunction with existing development in the area, the proposed development would constitute an excessive density of suburban-type development in a rural area, would constitute undesirable ribbon development, contrary to Objective H29 (Ribbon Development) of the Waterford City and County Development Plan 2022-2028. It would create a precedent for further similar undesirable development, militate against the preservation of the rural environment and lead to demands for the provision of further public services and

community facilities, and would, therefore, be contrary to the proper planning and sustainable development of the area.