



An
Coimisiún
Pleanála

Commission Direction
CD-000533
PL-500571-WD-26

The submissions on this file and the Inspector's report were considered at a meeting held on 06 May 2026.

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

Planning Commissioner:

Marie O'Connor

Date:

8th day of May 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the road network serving the area which is substandard in terms of width and alignment, it is considered that the additional traffic generated by the proposed development would endanger public safety by reason of traffic hazard.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Commission were not satisfied that it had been demonstrated that the proposed development would not be prejudicial to public health having regard to the size of the site, the pattern of development in the vicinity all served by waste water treatment systems and bored wells. Although ordinarily these matters might warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.

The Commission noted the location of the site between two existing dwellings and given the design and profile of the proposed dwelling considered that it would not constitute an obtrusive feature on the landscape. The Commission also agreed with the planning authority and accepted that the applicant had demonstrated compliance with Policy H28 (Housing Need) of the Waterford City and County Development Plan 2022-2028.