



The submissions on this file and the Inspector's report were considered at a meeting held on 19th June 2026.

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

Planning Commissioner:

Emer Maughan

Date:

19th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the provisions of the Waterford City and County Development Plan 2022-2028, specifically the location of the proposed development on lands zoned as High Amenity, in relation to which it is the stated objective as set out under H30 (Housing in High Amenity Areas and Approach

Roads Policy Objective) to “discourage inappropriate development which would threaten the maintenance of a clear demarcation between the rural and built up areas, encourage and exacerbate urban sprawl and detract from the landscape/ rural character of the area and provide for uses such as agriculture and forestry, sport and recreation and essential public services installations”. The Commission considered that the proposed development would be contrary to the provisions of objective H30 of the Development Plan. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. The proposed development is located on the main access road to Clonea Beach and in close proximity to a busy pedestrian crossing point on the Waterford Greenway. It is considered that the creation of a new residential entrance with the additional traffic associated with the proposed development at this location, by itself and the undesirable precedent it would set, would endanger road safety and cause potential for conflict with road users (pedestrians, cyclists and motorists). The proposed development would, therefore, endanger public safety by reason of traffic hazard and be contrary to the proper planning and sustainable development of the area.