

An
Coimisiún
Pleanála

Commission Order
ABP-322499-25

Planning and Development Act 2000, as amended

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 25/60149

Appeal by Noel Coffey care of Joe Moynihan Engineering of Durrow, Stradbally, County Waterford against the decision made on the 30th day of April, 2025 by Waterford City and County Council to refuse permission.

Proposed Development: Construction of a new single storey house, a garage, a wastewater treatment system and an entrance along with all associated site works, all at Cush of Grange, Grange, County Waterford.

Decision

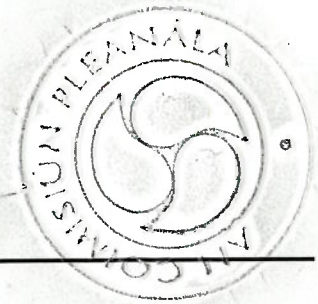
REFUSE permission for the above proposed development for the reasons and considerations set out below.

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 (H 28 – 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 H 28 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.


Declan Moore

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 11th day of September 2025.