

---

**Planning and Development Act 2000, as amended**

**Planning Authority: Waterford City and County Council**

**Planning Register Reference Number: 25/60846**

**APPEAL** by Tomas and Niamh Healy against the decision made on the 28<sup>th</sup> day of January, 2026 by Waterford City and County Council to refuse outline permission to Tomas and Niamh Healy for the proposed development.

**Proposed Development:** Construction of a storey and a half dwellinghouse with attached garage, along with entrance driveway, borewell, septic tank with percolation area and all ancillary services at Ballyrandle, Dungarvan, County Waterford.

**Decision**

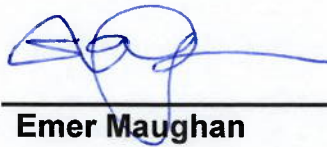
**REFUSE** outline permission for the above proposed development in accordance with the reasons and considerations set out below.

**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.



**Emer Maughan**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**



Dated this 22<sup>nd</sup> day of June 2026