



An
Coimisiún
Pleanála

Commission Order
PL-501681-WD-26

Planning and Development Acts 2000, as amended

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 26/60272

Appeal by Colin Fennelly and Gerard Fennelly against the decision made on the 17th day of June, 2026 by Waterford City and County Council to refuse permission for the proposed development.

Proposed Development: To construct a Glamping Area consisting of five number Serviced Glamping Pods, proprietary wastewater treatment plant, new entrance from existing private lane, and borewell water supply. Works will entail adjustment to the roadside boundaries at the junction of the private lane and L4082 Road to facilitate the required sight lines and all other associated site development works to facilitate development, all at Coolbunnia, Cheekpoint, County Waterford.

Decision

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

Reasons and Considerations

1. Policy Objective ECON 24 (Tourism Accommodation) of the Waterford City and County Development Plan 2022-2028 seeks to support a variety of accommodation types, including glamping, and outlines that such accommodation should generally be located within towns and villages unless otherwise justified to the satisfaction of the planning authority. Policy Objective ECON 25 (Camping/Caravan Sites) outlines that camping sites which support rural tourism initiatives developed upon rural enterprise, natural heritage assets and outdoor recreational activities may be facilitated at a rural location subject to the capacity of the site and location. On the basis of the information submitted with the application and appeal, it is considered that the applicants have not demonstrated suitable justification for the siting of the proposed development on a rural site removed from the nearest settlement of Cheekpoint and remote from services, including retail and social facilities. It is acknowledged that the subject site is located in proximity to a designated recreational walking route under the development plan, however, it is noted that this route also serves the settlement of Cheekpoint and rural node of Faithlegg. It is considered that there are no other sustainable connections to any natural heritage assets or outdoor recreational activities notwithstanding the proximity of the site to the shoreline of the River Suir. The proposed development is therefore, considered contrary to policy objectives ECON 24 and ECON 25 of the development plan. Furthermore, the proposed development as set out would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and would set an undesirable precedent for other similar inappropriate development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the proposed development on an elevated site overlooking the River Suir in an area designated 'high sensitive' in the Scenic Classification in the Landscape and Seascap Character Assessment of the Waterford City and County Development Plan 2022-2028 it is considered that the proposed development would detract from the visual amenity of the area and would be contrary to Landscape Policy Objective L 02 of the Waterford City and County Development Plan 2022-2028 which seeks to "protect the landscape and natural assets of the County by ensuring that proposed developments do not detrimentally impact on the character, integrity, distinctiveness or scenic value of their area and ensuring that such proposals are not unduly visually obtrusive in the landscape, in particular, in or adjacent to the uplands, along river corridors, coastal or other distinctive landscape character units." The proposed development would be contrary to the policies and objectives of the Waterford City and County Development Plan 2022-2028, would set an undesirable precedent for similar type developments and would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Gurrie

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Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 20 day of October 2026.