



An
Coimisiún
Pleanála

Inspector's Report

ACP-323964-25

Development

Derelict Site No. 18 of 2025 - Faha,
Kilmacthomas, Co. Waterford

Location

Faha, Kilmacthomas, Co. Waterford

Local Authority

Waterford City and County Council

Notice Party

Alice Molloy, Kay Moran, Mary
Daniels, & Linda Jablonski

Date of Site Inspection

23rd February 2026

Inspector

Bernadette Quinn

1.0 Introduction

1.1. This case relates to a request by Waterford City and County Council for the consent of An Coimisiún Pleanála to the compulsory acquisition of the subject site at Faha, Kilmacthomas, Co. Waterford in accordance with the provisions of the Derelict Sites Act 1990, as amended.

2.0 Site Location and Description

2.1. The site at Faha is located on the western side of the L-3035-0 local road approximately 100m from its junction with the N25 and 4km southwest of the village of Kilmacthomas. The property contains a detached single-storey dwelling with a hipped roof. The front elevation is of painted render and there is a flat roof porch projection on the front / northern elevation. The site is located within a field which has a stated area of 0.3845ha and which also contains an agricultural shed and derelict outbuildings.

2.2. The pattern of development surrounding the site comprises detached residential properties and agricultural land. At the time of site inspection road works were underway on the public road fronting the site.

2.3. My observations of the site on the date of the inspection include the following;

- Access to the grounds of the property is via a locked agricultural farm entrance.
- The front façade is faded and discoloured with stains and with ivy growing from the base of the structure along the main walls and up to the roof.
- The external walls to the flat roof porch extension are heavily stained with what appears to be moss and dampness.
- There are two chimneys on the structure which are unpainted render and appear to contain cracks and moss growth.
- Wooden window frames are in very poor condition with flaking, warped and rotting wood. A window pane is missing from a front elevation window and

plywood has been inserted in place of the window pane. Curtains are hanging on windows and these appear aged and neglected.

- The front door is in very poor condition with paint peeling and steps leading to the door covered in moss. The door frame appears to be rotting. The door was closed and appeared secure.
- There is a significant amount of moss growing on the roof tiles.
- The gutters and fascia appear to be damaged and in poor condition. There are no obvious downpipes. The front porch extension appears to have no gutters or downpipes.
- There is an electrical cable hanging across the front elevation.
- Access to the rear elevation is restricted due to the extent of overgrown vegetation which appears to cover the rear elevation and rear roof.
- There are a number of stone outbuildings towards the sites northern boundary which are partially covered with a metal roof and metal cladding which is broken and partly covered in ivy and dense vegetation. These buildings appear unused and in a derelict condition and appear to have partially collapsed with dense vegetation growing inside.
- There is a hay barn towards the west of the site which is in use for storing hay and appears to be in good condition.

3.0 Application for Consent for Acquisition

3.1. Waterford City and County Council applied to The Commission for consent to compulsorily acquire the site under Section 16 of the Derelict Sites Act, 1990, as amended. I note from the Derelict Sites Report on file that this application is subsequent to the serving of notices as follows:

- Section 8(2) Notice on 24th February 2025 advising of the Local Authority's intention to enter the site on the register of derelict sites.
- Section 8(7) Notice on 15th April 2025 advising of the Local Authority's decision to enter the site on the register of derelict sites.

- Section 15(1)(b) Notice dated 17th October 2025 notifying of the Local Authority's intention to acquire the site compulsorily.
- Section 15(1)(a) Notice published in a local newspaper dated 24th October 2025 notifying of the Local Authority's intention to acquire the site compulsorily.

4.0 Application and Objection

4.1. Notice of Intention to Acquire

4.1.1. Notice of Waterford City and County Council's intention to acquire the site compulsorily was served on the owners/occupiers/lessee, Mr. John O'Shea on the 17th October 2025 and was published in the Dungarvan Observer newspaper dated 24th October 2025. The site was described as follows in the notice:

- The property known as Faha, Kilmacthomas, Co. Waterford, covering an area of 0.9503 acres or thereabouts, in the District Electoral Division of Comeragh and as more particularly delineated on Map Ref. CPA 2025-18 - Plot 101.

4.1.2. I consider that the notice was in accordance with the requirements of Section 15(1)(a) and (b) of the Derelict Sites Act, 1990, as amended.

4.2. Objection to Acquisition

4.2.1. Objections to the proposed compulsory acquisition were submitted to Waterford City and County Council by Mary Daniels, Alice Molloy and Kay Moran on 18th November 2025 and 18th December 2025 and by Linda Jablonski on 19th November 2025 and 17th December 2025 and can be summarised as follows:

- The objectors are part owners of the property and strongly object to the proposed compulsory purchase.
- The property is a family property.
- The owners are presently in conversation with the family regarding the property's future.
- The owners were made aware of the CPA a day before the deadline and had no time to deal with it.

- More time is requested to contact the other shareholders in the property so that the matter can be dealt with.

4.3. Local Authority's Application for Consent

4.3.1. The Local Authority requests the consent of The Commission to the compulsory acquisition of the derelict site. The application for consent was received on 19th December 2025 and was accompanied by the following:

- Copy of Compulsory Acquisition Site Location Map.
- Copy of the Section 15 Notice served on the owners/ occupiers/ lessee of the site dated 17th October 2025 and copy of CE Order dated 14th October 2025 to the Notice Party, Mr. John O'Shea.
- Copy of the newspaper notice published in the Dungarvan Observer newspaper dated 24th October 2025.
- Copy of the objections made.
- Local Authority Compulsory Acquisition Report dated 09th October 2025 which sets out the Local Authority's strategic approach to derelict sites in the county, a description of the site, the background to the case and the details of correspondence to the owner. The report includes photographs, a site location map and findings of ownership and site investigations.

4.3.2. The Derelict Site CPA report can be summarised as follows:

- The Rural Vacancy and Dereliction Fund (RVDF) aims to tackle properties that have been long term vacant and derelict in rural settlements across the County and bring them back into active use. The RVDF aligns and is consistent with the URDF and Housing for All plan which seeks to ensure existing vacant homes are brought back into productive use and is a key priority in terms of sustainable development within communities, and Waterford City and County Council's Development Plan 2022-2028.
- In line with the identified need to bring existing derelict and long-term vacant properties into use for residential and other purposes, WCCC seek to compulsory acquire the derelict and vacant property at Faha, Kilmacthomas, Co Waterford.

- The condition of the site, which contains a single storey bungalow likely dating from early to mid 1900s, is described as being in a very poor state of derelict repair with the following issues identified:
 - The rear of the dwelling is fully overgrown and the front facade, doorways, and debris and rubbish around the site show that dwelling is very long term vacant and in a derelict condition
 - Overgrown vegetation is obvious around the house, the roof and rear of the property are fully covered over, surrounding land and hedgerows are unkempt. This has affected the roof structure, the property facades and the boundary walls.
 - The deterioration of the rear of the property is clearly visible. The flat roof extension to the rear is heavily overgrown and cannot be visually assessed fully in terms of its structural integrity
 - A large tree 5m from the West side of the property is a falling risk.
 - Out houses to the North East of the site have roofs and walls that are in a state of collapse.
 - The slate roof is covered in vegetation growth and moss leading to moisture being held on the roof structure. The weight of vegetation and retained moisture is likely leading to roof damage and moisture ingress and damage to internal finishes and roof structure.
 - Chimneys are in unpainted stained plaster finish with flashing and plasterwork showing signs of poor repairs and cracking.
 - Downpipes are missing from rainwater goods leading to prolonged wetting of footings/foundations likely leading to damp ingress.
 - The front façade and flat roof porch are showing signs of serious neglect and long term vacancy, with windows and doors boarded up with aged plywood.
 - External walls are discoloured, stained and dirty showing signs of prolonged rainfall staining and ivy / vegetation / moss growing up the sides.

- The flat roof porch and subfloor plasterwork is stained with heavy mould like growth on walls. The flat roof capping and flashing are showing signs of damage, partial repair and poor detailing and moisture ingress is likely.
 - The overall façade is in a very unsightly neglected condition.
 - There are loose and hanging electrical cables on the front façade.
 - Timber windows and doorway are in a serious state of degradation and timber is unpainted/faded/peeling and exposed to the elements resulting in rotting and warping. Internal curtains are stained and dirty.
 - The property seems to be secure from the front.
 - There is debris and rubbish strewn around the site, namely cabling, sanitary components, disused farm plant, rusted barrels, broken timber pallets, hoses and timber etc.
 - The overall site folio was secure with 2 locked vehicle gates that are partially overgrown preventing access.
- The history of the case is outlined, including:
 - Details of an initial site inspection by the Planning Authority on 19th November 2024 and derelict site report developed with remedial measures listed;
 - On 10th and 15th January 2025 first correspondence issued to the registered owner Mr. John O'Shea by normal post and registered post. The registered post is noted as delivered on 16th January 2025. No known responses were received and there has been no material change to the composition of the property.
 - On 24th February 2025 a Section 8(2) Notice was issued by normal post to 'The Owner / Occupier /Leasee' of the property at Faha, Kilmacthomas, Co. Waterford and a copy affixed to the property. The letter was returned undelivered stating 'Name or Eircode required'. No known response was received and there has been no material change to the composition of the property.

- On 15th April 2025 a Section 8(7) Notice was issued by registered post to 'The Owner / Occupier /Leasee' of the property at Faha, Kilmacthomas, Co. Waterford and a copy affixed to the property. The registered letter was returned. No known response was received and there has been no material change to the composition of the property.
- A planning history search identified a possible reputed owner in the name of Mr. Thomas Nunley from an incomplete planning application. Attempts to contact Mr. Nunley through the architect for the planning application and the contact phone number for Mr. Nunley were unsuccessful, with the contact number no longer in service.
- There are no designations for the site under the current development plan.
- The property is not included on the NIAH and is not a Protected Structure.
- Relevant Development Plan Objectives relating to Derelict Sites, regeneration and general placemaking are outlined.
- Details of ownership investigations are outlined which show the property registered to Mr. John O'Shea on 29-Oct-1960.
- Having regard to the observed condition of the property at Faha, Kilmacthomas, Co. Waterford (no Eircode), in particular its long term vacant status (estimated at 16 years or more), its neglected and unsightly state, it is considered that the site materially detracts from the amenity, character and appearance of land in the neighbourhood and is therefore a derelict site within the meaning of Section 3 of the Derelict Sites Act, 1990, as amended.

4.4. Objectors Submission

No submission from the owner of the property were received by The Commission.

4.5. Oral Hearing

4.5.1. No request has been received for an Oral Hearing.

5.0 Planning History

- 5.1. 05782: Application by Thomas Nunley for permission for retention of construction works to garage & amendment works carried out to existing septic tank & percolation areas. Application withdrawn.

6.0 Policy and Legislation Context

6.1. Development Plan

- 6.1.1. The Waterford City and County Development Plan 2022 to 2028 is the operative Development Plan. The subject property is located outside of any settlement boundary and there are no Development Plan designations relating to the site.

- 6.1.2. The following policies and objectives are relevant:

Chapter 4 refers to Economic Development and includes Policy Objective ECON 07 Active Land Management which states: To carry out the functions of the local authority in a co-ordinated manner in order to assist in the proactive targeting of underutilised, vacant and derelict lands and buildings, and general building stock, in pursuing the achievement of the policy objectives of this Development Plan), and in order to facilitate an Active Land Management approach to the sustainable growth and development of Waterford City and County. This will be achieved/assisted by The acquisition by agreement or compulsory purchase, of vacant, derelict or underutilised sites or buildings, in order to address incidents of urban decay and vacancy, ensure revitalisation and conservation of our built heritage; regeneration of underutilised sites/ buildings, and bring about long-term economic and social/ community development and sustainability.

- 6.1.3. Chapter 7 deals with Housing and Sustainable Communities. Policy Objective H06 states 'we will utilise legislative power under the Derelict Sites Act 1990, The Urban Regeneration and Housing Act 2015, as amended and general CPO powers to prevent anti-social behaviour and remove dereliction and vacancy where appropriate.'
- 6.1.4. Chapter 8 deals with Placemaking and Policy Objective Place 01 contains the following of relevance:

- identify obsolete and potential opportunity sites within the City and County and encourage and facilitate the reuse and regeneration of derelict land and buildings in the urban centres;
- work with landowners and development interests to pursue the potential of suitable, available and viable land and buildings for appropriate development/renewal;
- use specific powers, such as the compulsory purchase orders (CPO's) and statutory powers under the Derelict Sites Act 1990 and the Urban Regeneration and Housing Act 2015, as amended, to address issues of dereliction, vacancy and underutilisation of lands in settlements across Waterford.

6.2. Derelict Sites Act 1990 (as amended)

6.2.1. The Derelict Sites Act 1990, as amended, makes provision to prevent land being or becoming a derelict site. Amongst other things, it enables local authorities to require landowners or occupiers to take measures on derelict sites and, in certain circumstances, to acquire derelict sites compulsorily.

6.2.2. Section 3 of the Act defines 'derelict site' as:

“Any land...which detracts, or is likely to detract, to a material degree from the amenity, character or appearance of land in the neighbourhood of the land in question because –

(a) the existence on the land in question of structures which are in a ruinous, derelict or dangerous condition, or

(b) the neglected, unsightly or objectionable condition of the land or any structures on the land in question, or

(c) the presence, deposit or collection on the land in question of any litter, rubbish, debris or waste, except where the presence, deposit or collection of such litter, rubbish, debris or waste results from the exercise of a right conferred by or under statute or by common law.”

6.2.3. Other relevant provisions of the Act are summarised below:

- Section 8 of the Act requires Local Authorities to establish a register of derelict sites in their functional area and to serve notices on occupiers/ owners of their intention to do so.
- Section 9 of the Act places a duty on every owner and occupier of land, to take all reasonable steps to ensure that the land does not become or does not continue to be a derelict site.
- Section 10 of the Act places a similar duty on Local Authorities to take all reasonable steps, including the exercise of any appropriate statutory powers, to ensure that any land in their functional area does not become or continue to be a derelict site.
- Section 11 of the Act enables Local Authorities to serve a notice on an owner or occupier of land, requiring them to take specified measures to prevent land becoming or continuing to be a derelict site.
- Section 14 provides that a local authority may acquire by agreement or compulsorily any derelict site situated in its functional area.
- Section 15 sets out arrangements for giving notice if the local authority intends to acquire a derelict site compulsorily.
- Section 16 sets out arrangements if the owner/occupier wishes to object to the acquisition and it provides that if an objection is made, then the derelict site shall not be acquired compulsorily by the local authority without the consent of An Coimisiún.

7.0 **Assessment**

7.1. Site Inspection

7.1.1. Internal access and rear access to the property was not possible on the date of my site inspection on 23rd February 2026, however I was able to view the subject property from within the curtilage of the site.

7.1.2. My observations of the subject property on the day of site inspection include the following:

- The property appeared vacant.

- The front façade is faded and discoloured with stains and with ivy growing from the base of the structure along the main walls and up to the roof.
- The external walls to the flat roof porch extension are heavily stained with what appears to be moss and dampness.
- There are two chimneys on the structure which are unpainted render and appear to contain cracks and moss growth.
- Wooden window frames are in very poor condition with flaking, warped and rotting wood. A window pane is missing from a front elevation window and plywood has been inserted in place of the window pane. Curtains are hanging on windows and these appear aged and neglected.
- The front door is in very poor condition with paint peeling and steps leading to the door covered in moss. The door frame appears to be rotting. The door was closed and appeared secure.
- There is a significant amount of moss growing on the roof tiles.
- The gutters and fascia appear to be damaged and in poor condition. There are no obvious downpipes. The front porch extension appears to have no gutters or downpipes.
- There is an electrical cable hanging across the front elevation.
- Access to the rear elevation is restricted due to the extent of overgrown vegetation which appears to cover the rear elevation and rear roof.
- There are a number of stone outbuildings towards the sites northern boundary which are partially covered with a metal roof and metal cladding which is broken and partly covered in ivy and dense vegetation. These buildings appear unused and in a derelict condition and appear to have partially collapsed with dense vegetation growing inside.
- There is a hay barn towards the west of the site which is in use for storing hay and appears to be in good condition.
- There are items of farm machinery located around the house, some of which have a neglected and disused appearance.

- There is an unkempt and neglected appearance to the building and it has the appearance of having been vacant for some time.

7.1.3. The subject property is located in a rural area which is characterised by one off detached dwellings and agricultural land. Other properties in the area in residential use appear occupied and were noted to be well maintained. The property is not included on the Record of Protected Structures or on the National Inventory of Architectural Heritage. Overall, I am satisfied that the subject property unduly detracts from the character of the area and unduly impacts on the visual amenities of the area.

7.1.4. I have considered the images in the planning report of the Local Authority and I have found no evidence of improvements or positive alterations on my site visit.

7.2. Category of Dereliction

7.2.1. I note that the Local Authority considered that the site, in particular its neglected and unsightly state, is considered to materially detract from the amenity, character and appearance of land in the neighbourhood and is, therefore, a derelict site within the meaning of Section 3 of the Derelict Sites Act 1990, as amended.

7.2.2. Based on the condition of the subject property which I observed during my site inspection I do not consider that the subject property falls within category (a) of Section 3 of the Act, which relates to structures which are in a ruinous, derelict or dangerous condition. Having inspected the site and reviewed the material on the file, I do not consider that the structure(s) are likely to be in a dangerous condition, or that they could be considered ruinous. Therefore, on balance I do not consider that the condition of this structure results in the wider property being considered to fall under category (a) of Section 3 of the Act.

7.2.3. In respect of category (b) of Section 3 of the Act, I note the condition of the dwelling as outlined in section 7.1.2 above and which has a door and windows on the front elevation in very poor condition, including a missing glass pane on a front elevation window, the front door frame and window surrounds are in poor condition, the absence of rainwater downpipes, and staining and moss growing on the front elevation and substantial moss growth and on roof tiles. I note that the general appearance of the property has a neglected, unsightly and objectionable condition

and I consider that the site falls within category (b) of Section 3 of the Derelict sites Act, 1990.

- 7.2.4. Whilst some unused items of farm machinery and other debris were evident at the time of my inspection, I do not consider this was to such an extent that it detracts to a material degree from the amenity, character or appearance of land in the neighbourhood. I do not consider the property to fall within category (c) of Section 3 of the Act.
- 7.2.5. Having regard to the category of dereliction as set out under Category (b) of Section 3 of the Derelict Sites Act 1990, as amended, it is my view that the structure is detracting to a material degree from the amenity, character, and appearance of land in the neighbourhood of the land in question which in my view renders it derelict under Section 3 of the Act.
- 7.2.6. It is my consideration that the appearance of the subject property has not materially changed or improved since the Section 15 Notice was issued. I consider that the subject property is detracting to a material degree from the amenity, character and appearance of land in the neighbourhood in question.

7.3. Action of Local Authority

- 7.3.1. I note the actions of the Local Authority, including their efforts to ascertain the owner and contact same as outlined in the Compulsory Acquisition Report dated 09/10/2025. The report refers to the serving of Section 8(2) and Section 8(7) Notices on the owner addressed to Faha, Kilmacthomas with no response received. The planning report notes that no material change in the condition of the property was observed as of 18/09/2025.
- 7.3.2. The subsequent Compulsory Purchase Acquisition notice was served on Mr. John O'Shea on 17th October 2025 and noted that an objection could be lodged on or before 21st November 2025. Objections were received by the Local Authority from Mary Daniels, Alice Molloy and Kay Moran on 18th November 2025 and 18th December 2025 and by Linda Jablonski on 19th November 2025 and 17th December 2025 objecting to the proposed compulsory purchase and stating that they are part owners of the property, that they are presently in conversation with the family regarding the property's future, that they were made aware of the CPA a day before

the deadline and had no time to deal with it and that more time is requested to contact the other shareholders in the property so that the matter can be dealt with.

- 7.3.3. I note that Local Authorities have a duty (under section 10) “to take all reasonable steps (including the exercise of any appropriate statutory powers) to ensure that any such land does not become/continue to be a derelict site.” The Local Authority have attempted to engaged with the owners/occupiers since January 2025 with regards to the derelict state of the property. I note that the first correspondence issued to the stated owner at the property address was issued in January 2025 and that no response was received. In my view, the Local Authority has been fair and reasonable, giving the owner the time and opportunity to address the dereliction.

7.4. Compliance with Development Plan

- 7.4.1. I note that the Waterford City and County Development Plan 2022-2028 specifically Policy Objectives ECON 07, H06 and Place 01 seek to address instances of dereliction and decay in the urban and rural environment, seeks to reuse and revitalise derelict, vacant and underutilised sites and disused buildings and bring properties back into active reuse. Therefore, I consider that the subject property and proposed compulsory acquisition would be consistent with the policies and objectives of the development plan and will ensure that the lands do not continue to be in a derelict condition.

7.5. Actions of the Owner to Address Dereliction

- 7.5.1. I note that there is no evidence on the file and no evidence from the site visit that the owner or their agent has undertaken any actions to address the dereliction.
- 7.5.2. I note that the objections to the proposed acquisition of the subject property made to Waterford City and County Council by the owners in November and December 2025 outlines that the owners are presently in conversation with the family regarding the property’s future and more time is requested to contact the other shareholders in the property so that the matter can be dealt with. I note that no additional details or evidence of proposals to address the dereliction were detailed in the objection and having inspected the site the property continues to have a neglected appearance and be in a derelict state.

7.5.3. I note that owner/occupiers have obligations (under section 9 of the Act) to “take all reasonable steps to ensure that the land does not become or does not continue to be a derelict site”. It is my opinion that a significant time has passed since the Section 8(2) and Section 8(7) notices were first affixed to the property in February and April 2025. Having inspected the site, there is no evidence of any attempt to render the site non-derelict and the property remains in a neglected and unsightly condition. I am satisfied the proposed compulsory acquisition is proportionate given the circumstances of this particular case.

8.0 Conclusion

- 8.1. I am satisfied that the process and procedures undertaken by Waterford City and County Council have been fair and reasonable, that the Local Authority has demonstrated the need for the lands and that all the lands being acquired are both necessary and suitable to ensure that the lands do not continue to be a derelict site.
- 8.2. Having regard to the Constitutional and Convention protection afforded to property rights, I consider that the proposed acquisition of the Derelict Site comprising the site and premises situated at Faha, Kilmacthomas, Co. Waterford covering an area 0.3845 hectares or thereabouts, as set out in the Notice issued under Section 15(1)(b) of the Derelict sites Act 1990, (as amended) and dated 17th October 2025 and on the deposited map ref. DS24117, pursues, and was rationally connected to, a legitimate objective in the public interest, namely, to ensure that the lands do not continue to be in a derelict condition.
- 8.3. I am also satisfied that the acquiring authority has demonstrated that the means chosen to achieve that objective impair the property rights of affected landowners as little as possible. In this respect, I have considered alternative means of achieving the objective referred to in the submissions to the Commission and I am satisfied that the acquiring authority has established that none of the alternatives are such as to render the means chosen and the compulsory acquisition by the acquiring authority unreasonable or disproportionate.
- 8.4. The effects of the compulsory acquisition on the rights of affected landowners are proportionate to the objective being pursued. I am further satisfied that the proposed acquisition of these lands would be consistent with the policies and objectives of the

Waterford City and County Development Plan 2022-2028, and specifically Policy Objectives Policy Objectives ECON 07, H06 and Place 01 which seek to actively address instances of dereliction and decay in the urban and rural environment and bring properties back into active re-use. Accordingly, I am satisfied that that the grant of consent to compulsorily acquire these lands is clearly justified by the exigencies of the common good.

9.0 Recommendation

- 9.1. Having regard to the observed condition of the application site, in particular the neglected, unsightly and objectionable state of the land and the structure thereon, I consider that the site materially detracts from the amenity, character and appearance of land in the neighbourhood and is therefore a derelict site within the meaning of Section 3 of the Derelict Sites Act, 1990, as amended.
- 9.2. I consider it reasonable that the Local Authority seeks to compulsorily acquire the land, as provided by Section 14 of the Act. I recommend that the Commission grant consent to Waterford City and County Council to compulsorily acquire the site.

10.0 Reasons and Considerations

- 10.1. Having regard to the neglected, unsightly and objectionable state of the land, having considered the objection made to the compulsory acquisition, and also:
- a) the constitutional and convention protection afforded to property rights,
 - b) the public interest, and
 - c) the provision of the Waterford City and County Development Plan 2022-2028
- it is considered that the site detracts to a material degree from the amenity, character and appearance of land in the neighbourhood and, therefore, comes within the definition of a derelict site as defined in Section 3 b) of the Derelict Sites Act, 1990, as amended, and that the compulsory acquisition of the site by the Local Authority is necessary in order to render the site non-derelict and to prevent it from continuing to be a derelict site. It is also considered that the objection made cannot be sustained, having regard to that said necessity and that the compulsory acquisition and its

effects on the property rights of affected landowners are proportionate to that objective and justified by the exigencies of the common good.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Bernadette Quinn
Planning Inspector

24th February 2026