



An
Coimisiún
Pleanála

Direction
CD-021530-25
ABP-314020-22

The submissions on this file and the Inspector's report were considered at a meeting held on 09/12/2025.

The Commission decided to refuse permission for the following reasons and considerations.

Planning

Commissioner:

Date: 18/12/2025

Emer Maughan

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the proposed development adjoining the Poulaphouca Reservoir Special Protection Area (Site Code: 004063) and the totality of information submitted on file, the Commission is not satisfied beyond reasonable scientific doubt that the proposed development would not have significant adverse effects on Greylag Geese, a special conservation species of Poulaphouca Reservoir Special Protection Area, and therefore to permit the proposed development would be contrary to the Habitats Directive, the objectives of the development plan and the proper planning and sustainable development of the area.

In the absence of consideration in the Natura Impact Statement of the degree to which the operational phase of the proposed rowing centre in conjunction with the continued operation of the existing DMRC Blessington Boathouse might contribute to an increase use of the Blessington Lakes from the current baseline, the Commission in deciding not to accept the Inspector's recommendation to grant permission, was not satisfied there was sufficient information on file to assess the impact on the conservation objectives of the Poulaphouca Reservoir Special Protection Area. No presented information is contained in the planning application documentation to allow a full and balanced assessment of the combined impacts of the continued operation of the existing boathouse in conjunction with the operation of the proposed facility which rules out any significant adverse impacts beyond reasonable scientific doubt on the conservation objectives for the European site.

Note: The Commission noted the reliance in the Inspector's assessment on the cessation of rowing activity at the existing facility in arriving at their recommendation to grant permission. The Commission determined that the existing boathouse and its continued use is outside the submitted site boundary and therefore the imposition of a condition to cease rowing activity at the existing facility is beyond the scope of the current application. The Commission considered that the presented information does not give the necessary assurances in relation to the cessation of activity in the existing facility, and therefore the risk of an intensified use of the lakes and the associated impacts on the conservation objectives of the Poulaphouca Reservoir Special Protection Area cannot be ruled out.