

An
Coimisiún
Pleanála

Direction
CD-021855-26
ABP-314763-22

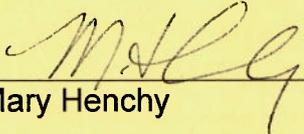
The submissions on this file and the Inspector's report were considered at a meeting held on 29/01/2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Date: 03/02/2026


Mary Henchy

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the proximity of the subject lands to the Knocksink Wood Special Area of Conservation (Site Code: 000725), the nature of the proposed development, to the potential for impacts on the Qualifying Interests and Conservation Objectives of this European Site due to alterations in the natural hydrology and hydrogeology associated with the receiving environment, and to the sensitivities of the Special Area of Conservation to the alteration of groundwater flows and changes in hydrochemistry, through the potential diversion of groundwater from glaciofluvial sands and gravels in soils and gravels underlying the site, which function as hydrological pathways, it is considered that notwithstanding the documentation submitted as part of the application and appeal, including the Applicant's Appropriate Assessment Screening and Natura Impact Statement, Hydrological and Hydrogeological Assessment, and Engineering Services Report, there remains scientific doubt

over whether the proposed development could lead to a reduction or loss of habitat and/or disturbance to certain attributes associated with this European Site.

Without sufficient information to inform the design and management of surface water flows and infiltration to ground, the Commission cannot be satisfied that the proposed mitigation measures would remove the potential for impact on Petrifying springs with tufa formations and Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior*, which are qualifying interests associated with this European Site, and are dynamic habitats where any changes to, or a reduction of, water supply would likely have a significant impact.

The Commission, therefore, cannot be satisfied, beyond reasonable scientific doubt, that the proposed development, either individually or in combination with other plans and projects, would not adversely affect the integrity of Knocksink Wood Special Area of Conservation (Site code: 000725) in view of the site's conservation objectives.