



An
Coimisiún
Pleanála

Direction
CD-021439-25
ABP-317144-23

The submissions on this file and the Inspector's report were considered at a meeting held on 01/12/2025.

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

Planning

Commissioner:


MaryRose McGovern

Date: 08/12/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the information on file, including the applicant's submission dated 3 June 2025, with enclosed Drawing (No. G2029DR0002 Rev P03) of the proposed re-designed foul drainage layout to the west of the site, and in the absence of detailed information regarding the proposal to discharge to a private-side pump station to facilitate connection to the wastewater network along Turnpike Road/Collins Park, the Commission is not satisfied that the applicant has clearly demonstrated that the proposed arrangements for wastewater disposal from the proposed development, including the manner of the connection to Uisce Éireann infrastructure, are adequate to cater satisfactorily for the development. Although the Commission is satisfied that Uisce Éireann, as the competent authority, provided a Confirmation of Feasibility to the applicant, regarding the preferred connection point to the west for wastewater

discharge from the proposed development, nevertheless, in the absence of detailed information regarding the redesigned proposal to discharge to a private-side pump station to facilitate connection to the wastewater network, inadequate information is available regarding revised site layout, pump specifications, pump noise levels, odours, or storing of waste prior to pumping, and an assessment of their potential impacts, in order for the Commission to be satisfied regarding the proposed redesigned wastewater strategy. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Commission had concerns regarding the adequacy of the Bat survey undertaken in support of the proposed development and considered that there was a lack of clarity as to the presence of lesser horseshoe bats, in or adjacent to the site, and as to the consequent foraging and commuting use of the site. The Commission noted that surveys had not been undertaken during bat activity season, in accordance with National Parks and Wildlife Service guidance. Whilst ordinarily, this would warrant further consideration and a request for further information, in this instance given the substantive reason for refusal above, it was decided not to pursue this matter under the current appeal.