



An
Coimisiún
Pleanála

Direction
CD-021329-25
ABP-318472-23

The submissions on this file, the Inspector's reports and the Internal Technical Note were considered at a meeting held on 18/11/2025.

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

Planning

Commissioner:

Eamonn James Kelly

Date: 18/11/2025

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

On the basis of the information provided with the application and appeal, including the Appropriate Assessment Screening and Natura Impact Statement received on the 11th day of November 2024, and noting that the proposed development is a short distance uphill of Howth Head Special Area of Conservation (Site code 000202), the Commission was not satisfied that the site-specific mitigation measures have been adequately set out in the Natura Impact Statement, particularly by reason of a lack of certainty that the mitigation measures outlined, specifically those measures which require a 150 metre separation distance to this European site, can be implemented. Accordingly, the Commission concluded that there was insufficient information on file to exclude adverse effects on the integrity of Howth Head Special Area of Conservation (Site code 000202) with scientific certainty, having regard to the site's conservation objectives arising from the potential for deterioration of the habitat quality, and in such circumstances, the Commission decided not to grant permission.

Note

The Commission was not satisfied that the disposal of the 900-1000 litres of backwash every 2 weeks via an attenuation tank for discharge to the foul sewer was consistent with the scaled drawings provided. Similarly, the Commission noted the Inspector's assessment concerning the apparent discrepancy regarding the stated pool depth and drawings provided. However, given the substantive reason for refusal outlined above, the Commission decided not to pursue the matter further at this time.