

An
Coimisiún
Pleanála

Direction
CD-020058-25
ABP-318894-24

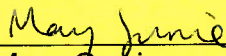
The submissions on this file and the Inspector's report were considered at a meeting held on 24/06/2025.

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

Planning

Commissioner:

Date: 02/07/2025


Mary Gurrie

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and scale of the proposed development and the lack of adequate capacity at Blackrock Wastewater Treatment Plant to accept wastewater from the facility it is considered that the proposed development would not be in accordance with Objective IU6 of the Louth County Development Plan 2021-2027 and Objective INF4 of the Dundalk Local Area Plan 2025-2029 which require that all new developments connect to the public supply where public water and wastewater infrastructure is available or likely to be available and which has sufficient capacity.

The proposed development would therefore be contrary to the proper planning and sustainable development of the area. The Commission further considered that the provision of a private on-site wastewater treatment plant as proposed by the applicant in the submission received by An Coimisiún Pleanála on the 28th day of March 2025 would constitute a material change to the proposal which would require a new planning application.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered the additional information received from the applicant on 28th of March in response to the notice issued under Section 132 of the Planning and Development Act 2000 (as amended), including the details contained in the letter of Confirmation of Feasibility from Uisce Éireann dated 19 March 2025, and the revised proposal from the applicant to provide a private wastewater treatment system. The Commission considered that it had not been demonstrated that wastewater from the facility could be adequately collected and treated, and that the proposal to provide a private on-site wastewater treatment facility represented a material change which would require a new planning application, and that in those circumstances it would not be appropriate to grant permission.