

An  
Coimisiún  
Pleanála

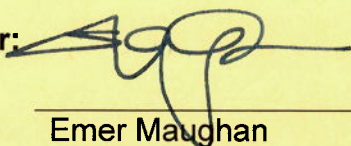
**Direction**  
**CD-021794-26**  
**ABP-321138-24**

The submissions on this file and the Inspector's report were considered at a meeting held on 21/01/2026.

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

**Planning**

**Commissioner:**

  
Emer Maughan

**Date:** 28/01/2026

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

1. On the basis of submissions made in connection with the application and appeal, including the lack of clarity regarding surface water drainage, the disputed presence of an open drain along the western boundary of the site, and attenuation/run-off rates, the Commission is not satisfied that adequate information has been submitted to establish that the development would be served by satisfactory surface water drainage arrangements. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note** (to be included with Order)

The Commission was not satisfied with the lack of detail with regards to the potential wash out from the oyster grading process, whether this wash out is proposed to be served by the surface water drainage arrangements or the septic tank system and impacts arising from same. The Commission noted that the NIS and the Site Suitability Assessment relate to the adjoining site to the south east which was the subject of the previously withdrawn application (22/50231) however, given the substantive reason for refusal outlined above, decided not to pursue these matters further at this time.