

An  
Coimisiún  
Pleanála

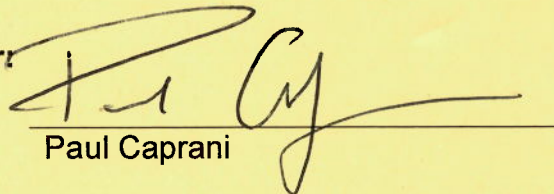
**Direction**  
**CD-020808-25**  
**ABP-321859-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 26/09/2025.

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

**Planning**

**Commissioner:**

  
Paul Caprani

**Date:** 26/09/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

1. The Commission is not satisfied that effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system, due to the size of the inadequate size of the proposed polishing filter in the context of the constrained size of the front garden. Therefore, the Commission is not satisfied that the layout arrangements as proposed can accommodate a proprietary wastewater treatment system on site including a polishing filter of sufficient size while simultaneously complying with the separation standards set out in Table 6.2 of the EPA Code of Practice for Domestic Wastewater Treatment System (March 2021). The proposed development would, therefore, be prejudicial public health.

**Note:** In deciding not to incorporate the planning inspectors second reason for refusal, the Commission was satisfied that appropriate arrangements have been put in place to ensure adequate sightlines are available at the proposed entrance to the site and that traffic volumes on the road would be very low, considering that the access road is a Cul-de-sac serving a very limited number of properties to the south east of the site.