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Coimisiún  
Pleanála

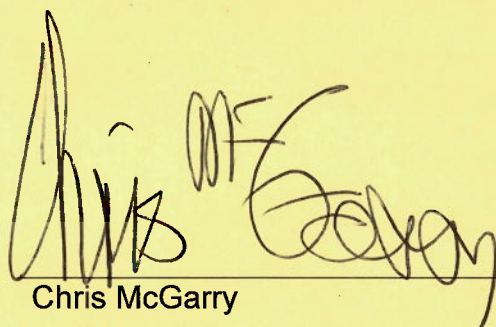
**Direction**  
**CD-021503-25**  
**ABP-322363-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 19/11/2025.

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

**Planning**

**Commissioner:**

  
Chris McGarry

**Date:** 05/12/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

On the basis of the information submitted with the application and appeal, the Commission is not satisfied that, the future extension of Kippure Holiday Village as a tourism facility is supportable in terms of current development plan policy without demonstrable justification. The application documentation confirms that the proposed wastewater treatment plant is intended to serve the future treatment needs of such as expanded tourism resource. Furthermore, the wastewater treatment system would be intended to support certain works on the adjoining applicant's landholding which do not have the benefit of planning permission. The proposed development to extend the existing wastewater treatment system would serve such unauthorised development and would also pre-empt a separate future determination as to whether or not an expansion of tourism activities on the adjoining linked lands is supportable

by reference to the current development plan policy. Therefore, to permit the proposed development, would represent consolidation of unauthorised development on these lands, would result in a wastewater system which would not relate to the current permitted activities on site and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission noted and agreed with the inspector that the technical efficacy of the proposed treatment system was positive and that no issue of environmental concern would arise. However the Commission considered the totality of the information on file, including the reports and decision of the planning authority and determined that the proposed development would facilitate the consolidation of unauthorised development on the adjoining lands operated by the applicant and would pre-empt a determination as to whether an expansion of tourism activity at this location is justified by reference to current development plan policies and objectives. For these reasons the Commission determined that a refusal of permission was warranted in this instance.