



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021968-26**  
**ABP-322655-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 27/02/2026.

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

**Planning**

**Commissioner:** *Eamonn James Kelly* **Date:** 27/02/2026

Eamonn James Kelly

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

The Commission noted that the proposed area to be infilled is situated outside the red line boundary indicated in planning Reg. Ref. 05/7033 and was thus quarried without the grant of planning permission, as confirmed by the applicant on the 13<sup>th</sup> day of October 2025 in response to the direction issued by the Commission in accordance with Section 132 of the Planning and Development Act 2000, as amended. The development as proposed is contingent upon, and would therefore consolidate, unauthorised development. In addition, and further to the Section 132

direction, on the basis that a Natura Impact Statement was submitted with the proposed development, the Commission can't be satisfied that the matter of substitute consent does not also arise in this regard. The proposed development would not, therefore, be in accordance with the proper planning and sustainable development of this area.