

An  
Coimisiún  
Pleanála

Direction  
ACP-322932

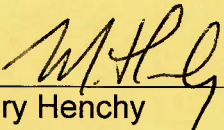
The submissions on this file and the Inspector's report were considered at a meeting held on 09/06/2026.

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

#### Planning

Commissioner:

Date: 09/06/26

  
Mary Henchy

#### DRAFT WORDING FOR ORDER

#### Reasons and Considerations

1. It is the policy of the planning authority for wastewater treatment and disposal systems for single houses ( $PE \leq 10$ ) to require wastewater treatment systems and percolation areas to meet the requirements of the 2021 EPA Code of Practice, including in terms of design, sizing and construction. CPO 13.1 and 13.2 of the Wicklow County Development Plan 2022-2028 seek to support the implementation of the EU Water Framework Directive to ensure the protection, improvement and sustainable use of all waters in the county, including rivers, lakes, ground water, coastal and estuarine waters, and to restrict development likely to lead to a deterioration in water quality. Having regard to the information on file, the Commission is not satisfied that the applicant has

demonstrated that the temporary arrangements for dealing with wastewater from the cabin are adequate and in compliance with the Code of Practice, that the development would not contribute to water quality deterioration of the Wicklow groundwater body, that it would not be prejudicial to public health, and would not cause pollution that would hinder the achievement of, and would be contrary to, the objectives of the EU Water Framework Directive. The development proposed to be retained would be contrary to CPO 13.1, 13.2, and 13.16 of the Wicklow County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the design, materials of construction, and limited floorspace of the cabin, the national guidance contained in the Quality Housing for Sustainable Communities - Best Practice Guidelines for Delivering Homes Sustaining Communities and the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, it is considered that the development proposed to be retained would result in an unsatisfactory standard of residential accommodation for occupants by reason of the substandard accommodation provided by the cabin, and would be prejudicial to public health. The development proposed to be retained would set an undesirable precedent for similar sub-standard forms of residential development in the vicinity, would be contrary to the provisions of the Wicklow County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.