

An
Coimisiún
Pleanála

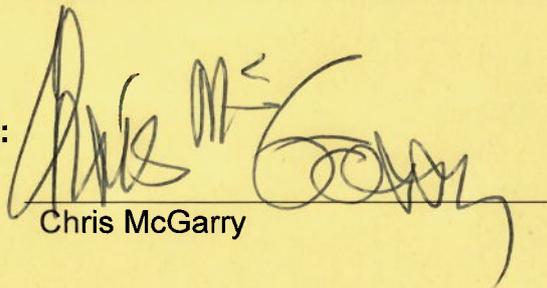
Direction
CD-022036-26
ACP-323414-25

The submissions on this file and the Inspector's report were considered at meetings held on 23/12/2025 and 20/03/2026.

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

Planning

Commissioner:



Chris McGarry

Date: 23/03/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the detail submitted with the application and appeal, including that provided to The Commission in response to a Section 137 request, the applicant has failed to undertake the percolation test procedure in accordance with the requirements of the Code of Practice for Domestic Waste Water Treatment Systems, Environmental Protection Agency, 2021 (Appendix D: Percolation Test Procedure, Step 2). Accordingly, the Commission is not satisfied that effluent from the development can be satisfactorily treated and disposed of on-site and/ or that groundwater quality would not be adversely affected. The proposed development would therefore be prejudicial to public health, pose an unacceptable risk of environmental pollution and be contrary to the proper planning and sustainable development of the area.