



An
Coimisiún
Pleanála

Direction
CD-021485-25
ACP-323589-25

The submissions on this file and the Inspector's report were considered at a meeting held on 04/12/2025.

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

Planning

Commissioner: *Eamonn James Kelly* **Date:** 04/12/2025

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

It is considered that the proposed development, by reason of its proximity to the adjoining Wastewater Pumping Station and location would be contrary to the provisions set out in Uisce Éireann's Codes of Practice for Wastewater Infrastructure, would seriously injure the residential amenities of future occupants due to potential noise, odour and vibration impacts and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

The Commission noted the inspector second recommended refusal reason that the proposed development would, by reason of the development of a residential unit on a previously permitted area of public open space, materially contravene the conditions attached to an existing permission for development, namely condition number 1 and condition number 16 attached to permission granted by the Coimisiún on the 17th day of July 2024 under Appeal Reference ABP-314951-22. The Commission considered this to be a new issue that would require further submissions from the Applicant in the interests of justice; however, given the substantive reason for refusal set out above it was decided not to pursue the matter further at this time.