An Coimisiún Pleanála

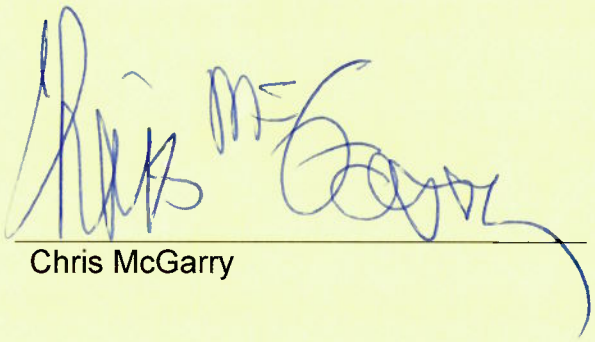
Direction
CD-022604-26
ACP-324511-26

The submissions on this file and the Inspector's report were considered at a meeting held on 22/10/2026.

The Commission decided in general accordance with the recommendation of the inspector, to set aside the determination of the local authority and allow the appeal.

Reasons and Considerations

The lands are located within an established urban area and zoned RA-residential. However, with documentary evidence from Uisce Éireann that an extensive foul sewer network extension and upgrading, including a rail crossing and upgrade and re-laying of a 900-metre section of foul sewer pipe along the Ongar Road would be required to service the subject lands. Furthermore, these extensive works would be located on lands outside the control of the appellant and no timeframe for the completion of these works has been provided. Therefore, these lands should be excluded from the RZLT map on the basis of the criteria under Section 653B(b) as it is not reasonable to consider that sufficient service capacity was available and that the lands had access or could be connected to public infrastructure and facilities necessary for dwellings to be developed on the assessment date.

Planning Commissioner: 

Chris McGarry

Date: 03/11/2026