

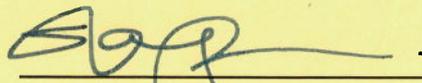
An
Coimisiún
Pleanála

Commission Direction
CD-000316
PL-500264-CE-25

The submissions on this file and the Inspector's report were considered at a meeting held on 24 March 2026.

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

Planning Commissioner:



Emer Maughan

Date:

24th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the protection of water quality and public health, on the basis of the available information provided, it is considered that it has not been demonstrated that there is adequate unsaturated sub soil on the site to treat wastewater in accordance with the requirements of the EPA Code of Practice for Domestic

Wastewater Treatment System 2021. Therefore, in the absence of an adequate discharge for foul effluent, it is considered that the proposed site does not have the capacity to adequately treat wastewater, would have adverse impacts on water quality, would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.