



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000412**  
**PL-500382-CW-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 13 April 2026.

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

**Planning Commissioner:**

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**MaryRose McGovern**

**Date:**

**13<sup>th</sup> day of April 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the Carlow County Development Plan 2022-2028, in particular Policy WW P1, which requires that private wastewater treatment systems for individual houses, where permitted, comply with the recommendations contained within the EPA Code of Practice for Domestic Waste Water Treatment Systems

*Wastewater* *ST*

(2021) (EPA COP), and Section 16.11.3 'Domestic Extensions' of Chapter 16 Development Management Standards, which requires an applicant for permission to demonstrate compliance with the said EPA COP, and having regard to the significant floor area of the existing dwelling, the restricted size of the appeal site which impacts upon the applicant's ability to comply with the separation distances set out by the EPA COP, the inaccurate and conflicting information set out in the submitted site characterisation report, and the absence of adequate information regarding the location of the surface water soakpit, or the neighbouring sewage treatment system or former sewage treatment system that served the subject property, the Commission considered that the applicant had failed to demonstrate compliance with the development plan standards, and the Commission could not be satisfied that the proposed development would not pose an unacceptable risk to public health and to the receiving environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Furthermore, having regard to the poor quality of the underlying aquifer with a moderate vulnerability, the location of the Burren River circa 200m to the east of the site, and the location of the subject site within the Barrow groundwater catchment, the Commission, on the basis of the insufficient and conflicting information submitted, could not be satisfied that the proposed development would not result in a risk of deterioration on any water body either qualitatively or quantitatively, or on a temporary or permanent basis, or that the development would not otherwise jeopardise any water body in reaching its Water Framework Directive objectives. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.