



An  
Coimisiún  
Pleanála

Commission Order  
ABP-314020-22

(Former case 302615-18)

**Planning and Development Act 2000, as amended**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 171215**

**APPEAL** by Raymond O'Sullivan of "Woodend", Newtown, Eadestown, County Kildare against the decision made on the 27<sup>th</sup> day of August, 2018 by Wicklow County Council to grant, subject to conditions, a permission to the Irish Amateur Rowing Union (trading as Rowing Ireland) care of FKL Architects of 4 Stable Lane, Cambridge Road, Rathmines, Dublin in accordance with the plans and particulars submitted to the said Council.

**Proposed Development:** high performance training centre including the following:- (I) single storey boathouse (1598 square metres) with eleven bays for rowing boats (ii) two storey attached ancillary building (729 square metres), housing launch boat area, with eight bays for safety boats, equipment store, boiler room and water storage on ground floor, with changing areas, gym, meeting rooms, and balcony / terrace at first floor level (iii) new vehicular access from R758 with vehicular and pedestrian access points, gates and pillars (iv) footpaths to boathouses, club house and lake edge (v) 78 car parking spaces and (vi) drainage including sealed steel effluent holding tank, oil and petrol interceptor holding tank, surface water attenuation, all site development works including fencing, hard and soft landscaping, all at Burgage Moyle, Off the R758, Blessington, County Wicklow.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

### **Reasons and Considerations**

Having regard to the location of the proposed development adjoining the Poulaphouca Reservoir Special Protection Area (Site Code: 004063) and the totality of information submitted on file, the Commission is not satisfied beyond reasonable scientific doubt that the proposed development would not have significant adverse effects on Greylag Geese, a special conservation species of Poulaphouca Reservoir Special Protection Area, and therefore to permit the proposed development would be contrary to the Habitats Directive, the objectives of the development plan and the proper planning and sustainable development of the area.

In the absence of consideration in the Natura Impact Statement of the degree to which the operational phase of the proposed rowing centre in conjunction with the continued operation of the existing DMRC Blessington Boathouse might contribute to an increase use of the Blessington Lakes from the current baseline, the Commission in deciding not to accept the Inspector's recommendation to grant permission, was not satisfied there was sufficient information on file to assess the impact on the conservation objectives of the Poulaphouca Reservoir Special Protection Area.

No presented information is contained in the planning application documentation to allow a full and balanced assessment of the combined impacts of the continued operation of the existing boathouse in conjunction with the operation of the proposed facility which rules out any significant adverse impacts beyond reasonable scientific doubt on the conservation objectives for the European site.



Emer Maughan

Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.

Dated this 5<sup>th</sup> day of January 2026

