

An  
Coimisiún  
Pleanála

Commission Order  
ABP-322363-25

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

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 25/60075**

**Appeal** by Seefin Events Unlimited Company of Kippure Estate, Manor Kilbride, Blessington, County Wicklow against the decision made on the 28<sup>th</sup> day of March, 2025 by Wicklow County Council to refuse permission.

**Proposed Development:** Installation of additional underground effluent storage and treatment tanks, all associated pipework, plant and equipment, construction of a new plant and storage building, new soil polishing filter together with all associated site development works, all at Kippure Lodge and Holiday Village, Kippure Estate, Manor Kilbride, Blessington, County Wicklow.

## **Decision**


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

## **Reasons and Considerations**

On the basis of the information submitted with the planning application and the appeal, the Commission is not satisfied that the future extension of Kippure Holiday Village as a tourism facility is supportable in terms of current development plan policy without demonstrable justification. The planning application documentation confirms that the proposed wastewater treatment plant is intended to serve the future treatment needs of such an expanded tourism resource. Furthermore, the wastewater treatment system would be intended to support certain works on the adjoining applicant's landholding which do not have the benefit of a planning permission. The proposed development to extend the existing wastewater treatment system would serve such unauthorised development and would also pre-empt a separate future determination as to whether or not an expansion of tourism activities on the adjoining linked lands is supportable by reference to the current development plan policy. It is considered, therefore, that to permit the proposed development would represent a consolidation of unauthorised development on these lands, would result in a wastewater system which would not relate to the current permitted activities on site, and would, therefore, be contrary to the proper planning and sustainable development of the area.

A handwritten signature in black ink is written over a faint circular stamp. The stamp contains the text 'PLEANÁLA' at the top and 'COMISIÚN' at the bottom, with a central emblem.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission noted and agreed with the inspector that the technical efficacy of the proposed treatment system was positive and that no issue of environmental concern would arise. However, the Commission considered the totality of the information on file, including the reports and decision of the planning authority, and determined that the proposed development would facilitate the consolidation of unauthorised development on the adjoining lands operated by the applicant and would pre-empt a determination as to whether an expansion of tourism activity at this location is justified by reference to current development plan policies and objectives. For these reasons, the Commission determined that a refusal of permission was warranted in this instance.



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**Chris McGarry**

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

Dated this 10th day of December 2025.