



An
Coimisiún
Pleanála

Commission Direction
CD-000254
PL-500225-LK-25

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

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:

Eamonn James Kelly

Eamonn James Kelly

Date:

11th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

In the absence of a full and complete site suitability assessment in accordance with the Environmental Protection Agency's Code of Practice for Domestic Waste Water Treatment Systems (PE <10) (EPA 2021), and having regard to ground conditions within the site, the Commission is not satisfied that it has

been adequately demonstrated that effluent arising from the subject development can be satisfactorily treated and disposed of on the site, in accordance with the Environmental Protection Agency's Code of Practice for Domestic Waste Water Treatment Systems (PE <10) (EPA 2021). Therefore, the proposed development would be at variance with Objective EH O16 (Septic Tanks and Proprietary Systems) of the Limerick Development Plan 2022-2028 (as varied) and would be prejudicial to public health. The proposed development and the development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

As a consequence of the reason for refusal and the observations of the Planning Inspector during the site visit, the Commission did not consider it could be concluded the development proposed for retention would not result in a risk of deterioration on any water body. However, given the substantive reason for refusal, it was decided not to pursue the matter further at this time.