



An
Coimisiún
Pleanála

Commission Direction
CD-000613
PL-500833-WC-26

The submissions on this file and the Inspector's report were considered at a meeting held on 27 May 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments as indicated in the draft Order below..

Planning Commissioner:

Tom Rabbette

Date:

27th day of May 2026

DRAFT Order

Reasons and Considerations

Having regard to the objectives of the Cork County Development Plan 2022-2028, the nature, scale and design of the development which is consistent with

Objectives 5-23 and WM 11-5 for complying with the Environmental Protection Agency's Code of Practice 2021 Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10), and also having regard to the extant planning permission on the site that includes a proprietary wastewater treatment system (planning register reference number 21/485), it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of public health and would not result in adverse impacts on the environment. It is considered that the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as received by the planning authority, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) Within six months from the date of this Order, the existing wastewater treatment system shall be completely removed and the replacement wastewater treatment system, as detailed in the plans and particulars received on the 21st day of November 2025 shall be fully implemented and completed to Environmental Protection Agency's Code of Practice 2021, subject to (b)

(b) Packaged treatment plant to be increased in size from 6PE to 7PE with revised drawings showing this amendment to be submitted and agreed in writing with the planning authority, prior to the commencement of development.

Reason: In the interests of public health, to prevent pollution and to ensure the new replacement wastewater treatment system is compliant with the Environmental Protection Agency's Code of Practice 2021 and to remove the unauthorised development that is in situ.

3. (a) The wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.

(b) Treated effluent from the wastewater treatment system shall be discharged to a percolation area/ polishing filter which shall be provided in accordance with the standards set out in the document entitled "Code of Practice - Domestic

Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021.

(c) Within three months of the completion of the wastewater treatment system, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

Reason: In the interest of public health and to prevent water pollution.