

An  
Coimisiún  
Pleanála

Commission Order  
ACP-323414-25

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

**Planning Authority: Waterford City and County Council**

**Planning Register Reference Number: 25/60376**

**Appeal** by Jamie Hurley against the decision made on the 22<sup>nd</sup> day of July, 2025 by Waterford City and County Council to refuse permission for the proposed development.

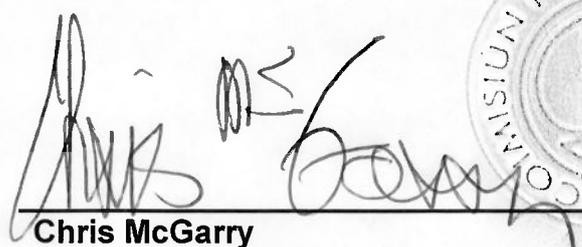
**Proposed Development:** Single storey dwellinghouse, entrance, septic tank, percolation area and all necessary ancillary works at Boherboy, Grange, County Waterford.

## **Decision**

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

## Reasons and Considerations

Having regard to the detail submitted with the application and the appeal, including that provided to the Commission in response to a section 137 request, the applicant has failed to undertake the percolation test procedure in accordance with the requirements of the Code of Practice for Domestic Waste Water Treatment Systems, Environmental Protection Agency, 2021 (Appendix D: Percolation Test Procedure, Step 2). Accordingly, the Commission is not satisfied that effluent from the development can be satisfactorily treated and disposed of on-site and/or that groundwater quality would not be adversely affected. The proposed development would, therefore, be prejudicial to public health, pose an unacceptable risk of environmental pollution and be contrary to the proper planning and sustainable development of the area.



**Chris McGarry**

**Planning Commissioner of An Coimisiún  
Pleanála**

**duly authorised to authenticate  
the seal of the Commission.**

Dated this 23<sup>rd</sup> day of March 2026.