

An  
Coimisiún  
Pleanála

**Commission Order**

**ACP-323526-25**

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

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 25/60566**

**Appeal** by Bill and Marie Coady and by others against the decision made on the 7<sup>th</sup> day of August, 2025 by Tipperary County Council to grant subject to conditions a permission to Uisce Éireann in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** 10-year permission for development consisting of Integrated Constructed Wetland (ICW) type Wastewater Treatment Plant (WWTP) for the treatment of wastewater from the Grangemockler agglomeration comprising of one number septic tank and four number ICW ponds. Provision of a new terminal wastewater pumping station and stormwater management at the site of the existing Slievardagh Estate Developer Provided Infrastructure (DPI) WWTP, which is to be decommissioned. Access road surrounding the ICW ponds. Decommissioning of two existing septic tanks (Mill River and Lingaun Park). Ancillary works associated with the development, including the associated pipework, fencing and landscaping. Pedestrian access via new footbridge over the Currasilla Stream. Upgrade existing culvert bridge under existing access road. The installation of a ground mounted solar photovoltaic (PV)

array, all in the Townlands of Grangemockler, Currasilla Lower and Bleenaleen Lower, Grangemockler, County Tipperary.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Reasons and Considerations**

In coming to its decision, the Commission performed its functions in relation to the making of its decision, in a manner consistent with Section 15(1) of the Climate Action and Low Carbon Act 2015, as amended by Section 17 of the Climate Action and Low Carbon Development (Amendment) Act 2021, in accordance with the provisions of the Climate Action Plan 2024 and Climate Action Plan 2025, and also had regard to the following:

- (a) the nature, scale and extent of the proposed development,
- (b) the provisions of the Tipperary County Development Plan 2022-2028,
- (c) the conclusion of the Site Specific Flood Risk Assessment, and
- (d) the conclusion of the Appropriate Assessment.

It is considered that, subject to compliance with the conditions set out below, the proposed development would appropriately cater for Grangemockler agglomeration, would not result in flooding, would not have adverse impacts on water quality, would not have a significant impact on ecology or on European Sites in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Appropriate Assessment: Stage 1:**

In accordance with Section 177U of the Planning and Development Act 2000, as amended, and, on the basis of objective information provided by the applicant, the Commission concluded that the proposed development could result in significant effects on the Lower River Suir Special Area of Conservation (Site Code: 002137) in view of the Conservation Objectives of a number of qualifying features of this site. It is, therefore, determined that Appropriate Assessment (Stage 2) under Section 177V of the Planning and Development Act 2000, as amended, of the proposed development is required.

### **Appropriate Assessment: Stage 2:**

Following screening of the need for Appropriate Assessment, it was determined that the proposed development could result in significant effects on the Lower River Suir Special Area of Conservation (Site Code: 002137) in view of the Conservation Objectives of the site, and Appropriate Assessment was deemed to be required. All aspects of the project which could result in significant effects are assessed and mitigation measures designed to avoid or reduce any adverse effects on site integrity are examined and evaluated for effectiveness. Possible in-combination effects are also considered.

Following an examination, analysis and evaluation of the Natura Impact Statement, as set out in the Inspector's report, and all associated material submitted, the Commission considered, in light of the mitigation measures proposed, that adverse effects on the integrity of the Lower River Suir Special Area of Conservation (Site Code: 002137) can be excluded in view of the Conservation Objectives of the site and that no reasonable scientific doubt remains as to the absence of such effects. The Commission's conclusion is based on the following:

- (a) A detailed assessment of construction and operational impacts.
- (b) The effectiveness of mitigation measures proposed.
- (c) The planning conditions to ensure the application of these measures.

## Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The period during which the development hereby permitted may be carried out shall be ten years from the date of this Order.

**Reason:** Having regard to the nature of the development, the Commission considered it appropriate to specify a period of validity of this permission in excess of five years.

3. The mitigation measures contained in the Natura Impact Statement (NIS) shall be implemented in full and shall be supervised by a suitably qualified ecologist.

**Reason:** To protect the integrity of European Sites.

4. The flood risk management measures in the Flood Risk Assessment Report shall be implemented in full.  
**Reason:** To address the potential impacts from flooding at the site and in the vicinity.
  
5. The recommendations contained in the Cultural Heritage Assessment Report shall be implemented in full.  
**Reason:** To protect and preserve archaeological and built heritage.
  
6. Prior to commencement of development, the developer shall submit an application for review of the relevant Waste Water Discharge Certificate of Authorisation to the Environmental Protection Agency (EPA).  
**Reason:** In the interest of environmental protection and to reflect the proposed changes to wastewater collection, treatment and discharge within Grangemockler Agglomeration.
  
7. The construction of the proposed development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the proposed development, including:
  - (a) The location of the site and materials compound(s), including area(s) identified for the storage of construction refuse.
  - (b) The location of the areas for construction site offices and staff facilities.
  - (c) Details of site security fencing and hoardings.
  - (d) Details of on-site car parking facilities for site workers during the course of construction.

- (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site.
- (f) Measures to obviate the queuing of construction traffic on the adjoining road network.
- (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network.
- (h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works.
- (i) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels.
- (j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater.
- (k) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil.
- (l) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.
- (m) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be made available for inspection by the planning authority.

**Reason:** In the interest of amenities, public health and safety and environmental protection.

8. The developer shall engage a suitably qualified licence eligible archaeologist (licensed under the National Monuments Acts) to carry out pre-development archaeological testing in areas of proposed ground disturbance and to submit an archaeological impact assessment report for the written agreement of the planning authority, following consultation with the National Monuments Service, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/site clearance/dredging/underwater works and/or construction works. The report shall include an archaeological impact statement and mitigation strategy. Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by record archaeological excavation and/or monitoring may be required. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer. No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the planning authority. The planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer.

**Reason:** To ensure the continued preservation, either in situ or by record, of places, caves, sites, features or other objects of archaeological interest.

9. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

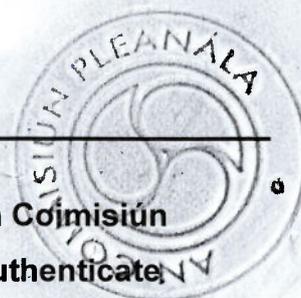


Declan Moore

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this 11<sup>th</sup> day of FEBRUARY 2026.