



Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 25/60855

APPEAL by Michael Fitzgerald against the decision made on the 21st day of October, 2025 by Limerick City and County Council to refuse permission.

Proposed Development: Construction of a new domestic wastewater treatment system. Retention of the conversion of an agricultural shed to a dwellinghouse, domestic entrance and associated site works, all at Griston East, Ballylanders, County Limerick.

Decision

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

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 the ground conditions within the site, the Commission is not satisfied that it has been adequately demonstrated that effluent arising from the 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). The proposed development and development proposed to be retained 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 development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

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Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this *13th* day of *March*, 2026.

