

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

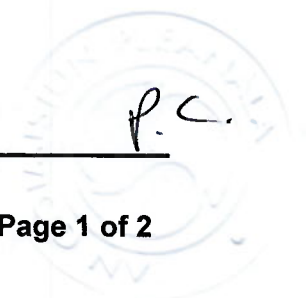
Planning Register Reference Number: 25/60829

Appeal by Paul Logue against the decision made on the 15th day of October, 2025 by Limerick City and County Council to refuse permission.

Proposed Development: Construction of a two-storey domestic dwelling, domestic garage, entrance gates and piers, packaged wastewater treatment unit and percolation area and connections to all existing services and associated site works, all at Dually, Newcastle West, County Limerick.


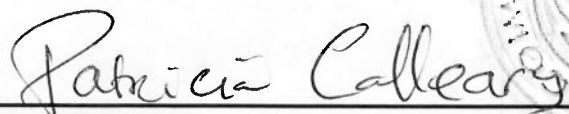
Decision

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



Reasons and Considerations

The Commission noted that in order to satisfy the requirements of Table 6.3 of the Environmental Protection Agency's Code of Practice for Domestic Waste Water Treatment Systems (PE<10) (EPA 2021) and where it is proposed to install a tertiary treatment system on a site with 0.6 metres of unsaturated soil and/or subsoil, as is proposed for the subject development, a tertiary treatment system must demonstrate the capacity to achieve a high level of pathogen removal. In particular, the system must be capable of producing treated effluent containing no more than 1,000 cfu/100 ml of E. coli. Based on the information submitted in relation to the performance of the proposed tertiary treatment system, including the treatment performance results, no evidence on the pathogen removal efficiency of the proposed treatment system has been provided and the Commission is not satisfied that the system in its entirety can achieve the required effluent quality standard for on-site treatment and disposal of effluent that would be generated from the proposed development on the site. The proposed development would be prejudicial to public health, would be contrary to the provisions of Objective EH O16 (Septic Tanks and Proprietary Systems) and Objective IN O11 (Private Waste Water Treatment) of the Limerick Development Plan 2022-2028, as varied, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 13th day of March 2026.