



An
Coimisiún
Pleanála

Inspector's Report ABP-322273-25

Development	Uisce Éireann Compulsory Purchase (Hospital Wastewater Treatment Plant) Order, 2025
Location	Hospital, County Limerick
Planning Authority	Limerick City and County Council
Applicant	Uisce Éireann
Type of Application	Compulsory Purchase Order
Objectors	Mr. Bobby Fenton
Date of Site Inspection	9 th July 2025
Inspector	Gary Farrelly

1.0 Introduction

This report relates to a compulsory purchase order (CPO) made by Uisce Éireann (UE) for the acquisition of lands, permanent wayleaves, temporary construction rights and working areas for the purposes of carrying out the upgrade and expansion of the Hospital wastewater treatment plant (WWTP) in County Limerick.

2.0 Site Location and Description of the Scheme

- 2.1. The village of Hospital is located approximately 30km south of Limerick City. The population of the village is 653 (*2016 Census*). The WWTP in the village is located to the northwest of the village centre on the western side of the R-513. Access to the site is via an existing access road which also serves Hospital Herbertstown GAA club. The WWTP itself is bounded by the GAA grounds to the east and agricultural lands to the west, south and north. The River Mahore adjoins the northern boundary of the site which flows in a westerly direction.
- 2.2. The existing WWTP has a design capacity for a population equivalent (PE) of 500, however, the current loading into the plant is 1,186PE. The proposed upgrade works will include the following:
- (a) The replacement and upgrading of the existing gravity incoming sewer to the WWTP which traverses the existing access road of the GAA grounds. A permanent wayleave is required for these works, and this is illustrated as Plot 003 (measuring 0.195 hectares) on the deposited maps (drawing no. UE/10052698/CPO/001).
 - (b) The upgrade and expansion of the existing WWTP. Permanent land acquisition is required for these works, illustrated as Plot 001 (measuring 1.449 hectares) on the deposited maps, and a temporary working area with temporary construction rights, illustrated as Plot 002 (measuring 0.245 hectares) on the deposited maps.
- 2.3. The main objectives of the project are as follows:
- Alleviate the current hydraulic and biological overloading to the WWTP.

- Provide and ensure compliance with Directives and legislation in relation to discharges from wastewater collection systems and treatment plants.
- Provision of adequate capacity for a population equivalent (PE) of 2,500 which will facilitate growth for a 25-year period.

3.0 Statutory Requirements

- 3.1. UÉ is empowered to acquire land compulsorily for the purpose of performing its statutory functions and this power is conferred, principally, by the Water Services Act 2007. The procedure involves the giving of notice of its intention to acquire lands compulsorily by publishing notice in a local newspaper and serving individual written notices on every owner, lessee and occupier of the land in question.
- 3.2. The CPO in question was signed and has the seal of UÉ affixed on 19th March 2025. It was advertised in the Limerick Leader newspaper on 5th April 2025. Formal notices were issued to affected landowners on 31st March 2025. An objection to the proposed CPO was submitted and the application was lodged with An Coimisiún Pleanála (i.e. the Commission) on 11th April 2025.
- 3.3. Section 218(1) of the Planning and Development Act 2000, as amended, states that the Commission can hold an oral hearing (OH) at its absolute discretion. This was outlined by UÉ within the CPO advertised in the Limerick Leader and within the form of notices sent to the affected landowners. The objector's submission did not request for a OH and the Commission decided that a OH was not required having regard to the written information on file including the contents of the written submission from the objector.

4.0 Application of the CPO

- 4.1. The application documentation received by the Commission includes the following:
 - Uisce Éireann Compulsory Purchase (Hospital Wastewater Treatment Plant) Order, 2025 (sealed and dated),
 - The relevant CPO drawings/maps (sealed and dated) (Drawing sheet x1)

- Copy of the formal notice as published within the Limerick Leader newspaper on 5th April 2025,
- Sample copy of notices served in connection with the CPO on the affected landowners/lessees/occupiers,
- Certificate of service of CPO notices.

5.0 Relevant Planning History

Planning Authority (PA) ref. 24/61242

Uisce Éireann was granted planning permission on 6th August 2025 for the construction of inlet works, a storm water holding tank, forward feed pumping station, secondary aeration tanks, final settlement tanks, sludge drying reed beds, control building, ESB substation, mixed liquor return pumping station, domestic foul pumping station, stream crossing, new outfall, PV panels, ferric sulphate and sodium hydroxide bulk storage tanks and ancillary works.

PA Ref. 19/1202

Irish Water was granted permission for the demolition of existing sludge bed and construction of new inlet works, storm tank, pumping station and ancillary site works.

6.0 Policy Context

6.1. Limerick Development Plan 2022-2028

The Limerick Development Plan 2022-2028 was adopted by the elected members on 17th June 2022 and came into effect on 29th July 2022. There has been 1 no. variation made to the Plan regarding clarification of text in Chapter 7 regarding access to substandard roads.

Volume 2b

The subject lands adjoin but are located outside the settlement boundary of Hospital. The wastewater treatment plant is zoned 'Utilities' whilst the lands to the east of the plant are zoned 'Open Space and Recreation'. The Hospital Flood Map illustrate the subject lands outside Flood Zones A and B.

Hospital Settlement Objectives

HO O1 Wastewater Treatment Plant Upgrade

It is an objective of the Council to support the upgrade of the Wastewater Treatment Plant in conjunction with Irish Water.

Volume 1 Written Statement

Objective IN O6 Water Services

a) Support Irish Water in the provision of water and wastewater infrastructure and services in accordance with the Service Level Agreement, until such time as the Agreement is terminated.

c) Liaise with Irish Water during the lifetime of the Plan to secure investment in the provision, extension and upgrading of the piped water distribution network and wastewater pipe network across Limerick City and County, to serve existing population and future population growth and sustain economic growth, in accordance with the requirements of the Core and Settlement Strategies.

Objective IN O9 Public Waste Water

a) Ensure adequate and appropriate wastewater infrastructure is available to cater for existing and proposed development, in collaboration with Irish Water, to avoid any deterioration in the quality of receiving waters and to ensure that discharge meets the requirements of the Water Framework Directive.

Objective EH O15 Groundwater, Surface Water Protection and River Basin Management Plans

It is an objective of the Council to:

a) Protect ground and surface water resources and to take into account the requirement of the Water Framework Directive when dealing with planning and land use issues.

b) Implement the provisions of the River Basin Management Plan 2022-2028 and succeeding plan.

Objective EH O17 Water Quality

It is an objective of the Council to support commitments to achieve and maintain 'At Least Good' status, except where more stringent obligations are required. There shall be no deterioration of status for all water bodies under the Marine Strategy Framework Directive and its programme of measures, the Water Framework Directive and the River Basin Management Plan. Key challenges include, inter alia, the need to address significant deficits in urban waste-water treatment and water supply, addressing flooding and increased flood risks from extreme weather events and increased intense rainfall because of climate change.

6.2. National Policy

- Project Ireland 2040 – National Planning Framework (revised 2025) and National Development Plan 2021-2030
- Water Services Policy Statement 2024-2030 (Department of Housing, Local Government and Heritage)
- Water Action Plan 2024: A River Basin Management Plan for Ireland
- Uisce Éireann Water Services Strategic Plan 2015-2040
- Uisce Éireann Strategic Funding Plan 2025-2029
- Uisce Éireann Capital Investment Plan 2020-2024
- Climate Action Plan (CAP) 2025 / CAP 2024

Climate Action Plan 2025 builds upon last year's Plan by refining and updating the measures and actions required to deliver the carbon budgets and sectoral emissions ceilings and it should be read in conjunction with Climate Action Plan 2024.

6.3. Regional Policy

- Regional Spatial and Economic Strategy for the Southern Region

Regional Policy Objective (RPO) 112 – Water Quality

It is an objective to support commitments to achieve and maintain "At Least Good" status, except where more stringent obligations are required, and no deterioration of status for all water bodies under the Marine Strategy

Framework Directive and its programme of measures, the Water Framework Directive and the River Basin Management Plan. Key challenges include, inter alia, the need to address significant deficits in urban waste-water treatment and water supply, addressing flooding and increased flood risks from extreme weather events and increased intense rainfall because of climate change.

7.0 The Objection

The Commission received a single objection in relation to the CPO. The objection is made by the landowner, Mr. Bobby Fenton, and relates to plot references 001 (permanent land acquisition) and 002 (temporary working area) as shown on drawing sheet no. UE/10052698/CPO/001. There was no objection received in relation to Plot 003 (permanent wayleave). The objection by Mr. Bobby Fenton raises the following concerns:

- Whilst the Order was addressed to Joan Fenton, the folio is now held by Bobby Fenton.
- The land acquisition relates to a permanent area of 1.449 hectares which is considered grossly excessive relative to the scale of the existing 0.27 hectares facility. The scheme also proposes a further temporary acquisition of 0.195 hectares.
- The acquisition will result in the removal of the CPO lands for a proposed solar project which will result in the loss of 950,000kWh per year and 35,150,000kWh loss for the duration of the project.
- The configuration of the site layout will lead to the retained lands to be severely angular resulting in significant difficulties in farming the land in advance of the proposed solar farm project.
- There are a number of electricity transmission lines traversing the land which will be required to be diverted to accommodate the scheme, further burdening the retained lands.
- The development of the lands would appear to contravene the precautionary approach as the site is located in an area which is subject to Flood Zone A and there are multiple other sites available which are not subject to flood risk.

- The acquiring authority did not adequately identify or investigate potential other sites in the locality to accommodate the project. For example, a 2.55-hectare site to the north of Millfarm Road is currently for sale and there is a site west of the current wastewater treatment plant which is not farmed by the owner. It is unclear whether there was a site-specific assessment to establish the most suitable location.

8.0 **Assessment**

8.1. My assessment of the proposed compulsory purchase order (CPO) considers the issues raised in the written objection submitted to the Commission. In order for the Commission to confirm the CPO, it must be satisfied that the following criteria have been met:

- There is a community need that is to be met by the acquisition of the lands in question.
- The project proposed and the associated acquisition of lands is suitable to meet the community need.
- The works to be carried out should accord with, or at least not be in material contravention of, the policies and objectives contained in the statutory development plan relating to the area.
- Any alternatives proposed to meet the community need have been considered but are not demonstrably preferable.
- The extent of land-take should have due regard to the issue of proportionality.

Community Need

8.2. The acquiring authority, Uisce Éireann (UÉ), has set out in its submission that the existing Hospital Wastewater Treatment Plant (WWTP) is significantly overloaded. It is currently designed to cater for a capacity of 500 population equivalent (PE), however, the current loading into the WWTP is 1,186PE. This is resulting in a deterioration in the quality of water in the River Mahore.

8.3. It is stated that the WWTP is experiencing frequent overflows and is failing to meet its wastewater discharge licence (WWDL) requirements. Discharges are required to

comply with the standards set out in the Urban Wastewater Treatment Directive (UWWTD). It is an objective of UÉ to improve water quality and meet the requirements of the Water Framework Directive (WFD).

- 8.4. The main objectives of the project, as set out in paragraph 14 of the 'Engineers Report', are to alleviate the current hydraulic and biological overloading to the WWTP, to ensure compliance with Directives and legislation in relation to discharges from wastewater treatment plants and to provide adequate capacity to cater for a PE of 2,500 which will facilitate growth for a 25-year period.
- 8.5. I note that within the WWTP's 2023 Annual Environmental Report (ref. D0314-01)¹ the peak hydraulic capacity of the plant was 300m³/per day with the annual maximum hydraulic loading outlined as 715m³ per day. The effluent monitoring survey showed that the WWTP was not compliant with the emission limit values set in the WWDL.
- 8.6. I also note that the Environmental Protection Agency (EPA) has classified the River Mahore (*i.e. the discharge waterbody*) as 'Moderate' ecological status or potential and 'at risk' of not meeting its environmental objective of good or high status under the WFD (2016-2021 monitoring period)². I note that urban wastewater has been identified as a significant pressure that needs to be addressed in this 'at risk' waterbody.

Therefore, I consider that there is an urgent need (both current and future) to upgrade the WWTP in order to alleviate existing environmental pollution of the River Mahore and to ensure future sustainable development within the settlement of Hospital. It is my view that UÉ has demonstrated that a clear community need would be met by the project, the needs of the public would be met by the CPO of the lands in question, and this would be facilitated by the acquisition of rights over the lands in question, should the Commission confirm the CPO.

Suitability of the Lands

- 8.7. The lands subject to permanent acquisition and a temporary working area (Plots 001 and 002) are primarily used for agricultural purposes as I noted on the date of my site inspection, with part of the eastern portion of the lands overgrown. The lands are located outside the settlement boundary of Hospital and are unzoned but directly

¹ https://www.water.ie/sites/default/files/2025-02/D0314-01_2023_AER.pdf

² https://www.catchments.ie/data/#/waterbody/IE_SH_24M040900?_k=7292hy (Accessed 11th August 2025)

adjoin the 'utilities' zone of the existing WWTP (*Hospital Zoning Map, Volume 2b of Limerick Development Plan 2022-2028*).

Natural Heritage

- 8.8. Having reviewed the National Parks and Wildlife Service (NPWS) designations viewer, I note that the lands in question are not designated as a Special Protection Area (SPA), Special Area of Conservation (SAC) or Natural Heritage Area (NHA) or proposed Natural Heritage Area (pNHA). Therefore, there are no natural heritage designations associated with the lands.

Cultural Heritage

- 8.9. Whilst I note that the settlement of Hospital is sensitive in terms of cultural and heritage value with a number of protected structures within the village, having reviewed the National Monuments Service (NMS) Historic Environment Viewer³ I note that plots 001 and 002 have no known cultural or heritage designations. Whilst Plot 003 (i.e. permanent wayleave) does adjoin a Sites and Monuments Record (SMR) zone, the wayleave is located outside the designated zone. Therefore, the lands to be acquired do not have any particular sensitivity in terms of cultural or heritage value.

Flood Risk

- 8.10. I acknowledge the objector's concerns regarding the proximity of the lands to Flood Zone A and the potential for flood risk. Having reviewed the Office of Public Works (OPW) Catchment Flood Risk Assessment and Management (CFRAM) Programme Flood Maps (*Mid-Range Future Scenario to take into account climate change*)⁴ I note that it is consistent with the Flood Map for Hospital in Volume 2b of the Limerick Development Plan 2022-2028. Whilst the Development Plan does state that the area in the vicinity of the GAA grounds is at risk of flood, I note that a large part of the lands to the north of the GAA grounds are within Flood Zone A. However, these lands do not form part of the land acquisition. The lands proposed to be acquired are located outside Flood Zone A and Flood Zone B. Therefore, I do not consider that the proposed land acquisition is unsuitable in terms of flood risk.

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<https://heritagedata.maps.arcgis.com/apps/webappviewer/index.html?id=0c9eb9575b544081b0d296436d8f60f8>

⁴ <https://www.floodinfo.ie/map/floodmaps/> (Accessed 11th August 2025)

Land Take Configuration

- 8.11. I note that the objector is not satisfied with the size of the land acquisition or its configuration as it will result in difficulties in farming the lands due to the angular movements. The Commission should note that I will address the size issue within the 'Proportionality' section of this report.
- 8.12. With regards to the configuration, it is my view that the farmland will still be substantially manageable and it is worth noting that the land acquisition will not divide or result in a land lock of the existing farm holding. I consider that any issue regarding relocation of the electricity transmission poles would be minor.

Solar Farm Development

- 8.13. I note the comments from the objector that the landowner has entered into an agreement to develop a solar farm and the CPO of the subject lands will prevent these lands from being developed as such. I note that the subject lands are not zoned and are located outside the settlement boundary. The Commission should note that I have reviewed the PA's planning register (*11th August 2025*) and note no record of any planning application for a solar farm on the subject lands.

Conclusion

- 8.14. Overall, having regard to above, I consider that the lands subject to this CPO application are suitable to meet the community need for the proposed scheme.

Development Plan Compliance

- 8.15. The Commission should note that the Limerick Development Plan 2022-2028 (LDP) is the relevant development plan for the area. The LDP (Volume 2b, Hospital Settlement) designates the lands as unzoned outside the settlement boundary. It acknowledges that the WWTP in the village has issues in relation to capacity, is overloaded and will be upgraded within the lifetime of the Plan. This is specifically reflected in objective HO O1 (Wastewater Treatment Plant Upgrade) which outlines that it is an objective of the Council to support the upgrade of the WWTP in conjunction with UÉ.
- 8.16. Furthermore, the objective of the project is to ensure compliance with directives and legislation in relation to discharges from wastewater treatment plants, i.e. the Water Framework Directive and Urban Wastewater Framework Directive. I consider that such project objective will ensure compliance with the urban wastewater

environmental measures set out under the Water Action Plan 2024. Therefore, I consider that the project would accord with objective IN O9 (Public Waste Water), objective EH O15(a) and (b) (Groundwater, Surface Water Protection and River Basin Management Plans) and objective EH O17 (Water Quality) in this regard by addressing a significant deficit in the current wastewater treatment of the plant and ensuring the protection of surface water resources.

- 8.17. Overall, due to the size constraints of the existing WWTP site (which I address below) I consider that the proposed land acquisition is required in order to achieve objective HO O1 (Wastewater Treatment Plant Upgrade) of the LDP. I consider that the project would not result in a material contravention of the LDP.

Consideration of Alternatives

- 8.18. I note the objector's concerns that UÉ did not adequately identify or investigate potential other sites in the area such as a 2.55 hectare site (which is up for sale) to the south of the WWTP and a 1.17 hectare site directly connected to the west of the WWTP (Folio LK18261) (*The Commission should note that this folio relates to a site to the south of the WWTP adjoining the graveyard*).
- 8.19. I note that UÉ has set out in the submitted 'engineers report' the alternatives considered. It was concluded that the site of the existing WWTP is not a suitable size or configuration to facilitate the upgrades and expansion. The site area required for the upgrade is considerably larger than the existing WWTP site. It is stated that following the initial screening phase, a total of 12 land parcels were identified for further assessment with lands that bound the existing WWTP considered preferable to maximise existing assets and recent investments at the plant which would reduce both capital and operational costs. It is stated that sites to the north of the River Mahore would require statutory consents and significant capital costs to provide connectivity to the existing WWTP and therefore were not considered further.
- 8.20. The subject site was considered a suitable candidate due to it currently being used for agricultural purposes and adjoins the existing WWTP site. Access to the site can be achieved through the existing WWTP through removal of hedgerow and construction of a stream/ditch crossing. Utilities such as power and water are available in close proximity to the site. The construction of the upgraded incoming sewer along the existing access road was considered the most feasible option for operation and

maintenance of the network, reducing impacts and access requirements on the GAA playing field.

- 8.21. Whilst I acknowledge the alternative sites put forward by the objector, I note that these sites, whilst also located outside the settlement boundary of Hospital, are located closer to the village centre than the subject site and also next to 'education and community facilities', 'new residential' and 'existing residential' zonings as per the Development Plan. It is my view that these suggested alternative sites would be more suitable and logical for potential future expansion of the adjoining land-uses due to the proximity to the village centre. Therefore, I consider that development of wastewater infrastructure on these lands would impede potential future expansion and are not demonstrably preferable. Furthermore, the lands proposed to be acquired, compared to the objector's suggested sites, are located further away than from designated cultural heritage assets within the village which would significantly lower the risk of encountering archaeology. I also note that a greenfield site to the north of the WWTP is partially located within Flood Zone A.
- 8.22. To conclude, it is my view that UÉ has established that none of the alternatives are such as to render the means chosen and the CPO made by UÉ unreasonable or disproportionate.

Proportionality

- 8.23. I acknowledge that the proposed acquisition of lands has the potential to have a negative impact upon the objector due to the loss of 1.449 hectares of his agricultural land. Additionally, the 0.245-hectare temporary working area would lead to temporary disruptions during the construction phase. I also acknowledge and agree with the objector that such land take area is substantial in comparison to the existing WWTP site.
- 8.24. However, the Commission should note that the existing WWTP site is severely limited and is already significantly overloaded (by 686PE which is over double its design capacity). The site itself is constrained in terms of size and configuration as acknowledged by UÉ in paragraph 23 of the submitted 'engineers report'. Furthermore, the increase in the organic capacity of the plant from 500PE to 2500PE represents a substantial upgrade. Therefore, it is my view such a substantial upgrade

and level of onsite infrastructure that is required to accommodate such an upgrade, requires a land-take of this size.

- 8.25. Furthermore, it is my view that such an upgrade is necessary and will result in a fit-for-purpose WWTP that will serve the local population of Hospital as well as visitors and businesses in the village together with users of the watercourses in the vicinity. Therefore, I consider the proposed extent of land take would be proportionate and necessary to achieve the project objectives. Furthermore, I consider any temporary disruption during the construction phase would also be proportionate to the delivery of the project in the interest of the common good.
- 8.26. To conclude, I consider that UÉ has demonstrated that the CPO would meet the relevant criteria for establishing that the proposed acquisition of land would be clearly justified and in the interest of the common good.

Overall Conclusion

- 8.27. I am satisfied that the process and procedures undertaken by Uisce Éireann (UÉ) have been fair and reasonable, that UÉ has demonstrated the need for the lands and that all lands being acquired are both necessary and suitable to facilitate the provision of the upgrade and expansion of the Hospital Wastewater Treatment Plant (WWTP).
- 8.28. Having regard to the constitutional and Convention protection afforded to property rights, I consider that the acquisition of lands, permanent wayleaves and temporary construction rights and working areas as set out in the compulsory purchase order and on the deposited maps, pursues, and is rationally connected to, a legitimate objective in the public interest, namely to alleviate the current hydraulic and biological overloading to the WWTP, ensure compliance with emission limit values and to provide for adequate capacity for a population equivalent of 2,500.
- 8.29. I am also satisfied that the acquiring authority has demonstrated that the means chosen to achieve that objective impair the property rights of affected landowners as little as possible; in this respect, I have considered alternative means of achieving the objective referred to in submission to the Commission, and am satisfied that the acquiring authority has established that none of the alternatives are such as to render the means chosen and the CPO made by UÉ unreasonable or disproportionate.

8.30. The effects of the CPO on the rights of affected landowners are proportionate to the objective being pursued. I am further satisfied that the proposed acquisition of these lands would be consistent with the policies and objectives of the Limerick Development Plan 2022-2028, and specifically objective HO O1 (of Volume 2b) which supports the upgrade of the WWTP. Accordingly, I am satisfied that the confirmation of the CPO is clearly justified by the exigencies of the common good.

9.0 Recommendation

I recommend that the Commission **Confirms** the Compulsory Purchase Order for the reasons and considerations set out below.

10.0 Reasons and Considerations

Having considered the objection made to the compulsory purchase order, the purpose of the compulsory purchase to alleviate the current hydraulic and biological overloading of the Hospital wastewater treatment plant, to ensure compliance with wastewater Directives and Regulations and to provide adequate capacity for a population equivalent of 2,500, and also having regard to:

- (a) The constitutional and Convention protection afforded to property rights,
- (b) The limitations with the existing site of the wastewater treatment plant due to its size and configuration,
- (c) The strategic importance of the scheme in the context of addressing the current situation whereby the existing wastewater treatment plant for the area is significantly overloaded and resulting in deterioration in the quality of water in the River Mahore,
- (d) The decision of Limerick City and County Council to issue a notification to grant permission for the works to upgrade the wastewater treatment plant (Planning Authority reference 24/61242)
- (e) The community need to upgrade the Hospital wastewater treatment plant, the public interest served by the treatment of wastewater and the overall benefits, including the increase in hydraulic and organic capacity of the wastewater treatment plant, to be achieved from the objective of the CPO which is to

alleviate the current overloading of the plant, ensuring compliance with Directives and Regulations regarding wastewater treatment and providing adequate capacity for a population equivalent of 2,500,

- (f) The design response which has been appropriately tailored to the identified need,
- (g) The suitability of the lands and necessity of their acquisition to facilitate the upgrade and expansion of the Hospital wastewater treatment plant,
- (h) The provisions of the Limerick Development Plan 2022-2028, and specifically objective HO O1 (Wastewater Treatment Plant Upgrade) (Volume 2b), which supports the upgrade of the Hospital Wastewater Treatment Plant, and
- (i) The report and recommendation of the inspector,

it is considered that the permanent acquisition of the lands in question together with the permanent wayleaves, temporary construction rights and working areas by Uisce Éireann, as set out in the compulsory purchase order and on the deposited maps, is necessary for the purpose stated, which is a legitimate objective being pursued in the public interest, and that the Compulsory Purchase Order and its effects on the property rights of affected landowners are proportionate to that objective and justified by the exigencies of the common good.

In reaching this conclusion, the Commission agrees with adopts the analysis contained in the inspector's report.

Declaration

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Gary Farrelly
Planning Inspector
11th August 2025