



An
Coimisiún
Pleanála

Inspector's Addendum Report

ABP-323475A-25

Development

Permission for the removal of Planning Condition No.5. as per granted planning permission 14/289. Retention of existing cottage with extensions to front and rear, and all associated site works.

Location

Corragarry/Sruell Td, Castleblayney, Co. Monaghan.

Planning Authority

Monaghan County Council

Planning Authority Reg. Ref.

2560219

Applicant(s)

Francis Hanratty

Type of Application

Permission

Planning Authority Decision

Refuse

Type of Appeal

First Party vs. Refusal

Appellant(s)

Francis Hanratty

Observer(s)

None

Date of Site Inspection

28th October 2025

Inspector

Stephen Ward

Contents

1.0 Introduction	3
2.0 Response to the Decision to Request Further Information	3
3.0 Further Submissions	4
4.0 Assessment	4
5.0 Recommendation	7
6.0 Reasons and Considerations	7
7.0 Conditions	8

1.0 Introduction

1.1. This report is an addendum report to the Inspector's report in respect of ABP-323475-25 dated 17th of November 2025.

1.2. Following a meeting of the Commission held on 21st of November 2025, the Commission sought further information under Section 132 of the Planning and Development Act 2000, (as amended) as follows:

- *The subject application, in addition to seeking planning permission for retention of the existing cottage with extensions to front and rear and all associated site works, also seeks planning permission to retain the effluent treatment system serving the existing two-storey dwelling on the subject site, which was constructed on foot of planning permission register reference number: 14/289. Apart from the submitted site layout plan, the application does not include any additional details of the existing wastewater treatment system and percolation area to be retained. Accordingly, you are requested to submit a report from a suitably qualified chartered engineer confirming the details of the installed system and confirming that the existing on site effluent treatment system has been installed in full compliance with the Environmental Protection Agency (EPA) Code of Practice for Domestic Waste Water Systems (2021), as required by Policy WWTP 1 and Section 15.22.5(b) of the Monaghan County Development Plan 2025-2031. The report should also address the suitability of the overall site to accommodate both the existing and the proposed new effluent treatment systems in full compliance with the EPA Code of Practice.*

1.3. This report considers the submissions made on foot of the request for further information.

2.0 Response of Relevant Parties/Observers to the Commission's Decision to Request Further Information

2.1. On 16th December 2025 the Commission received a response on behalf of the applicant. The response includes a cover letter and a Chartered Engineer's Compliance Report for the existing and proposed wastewater treatment systems.

3.0 Further Submissions

None.

4.0 Assessment

- 4.1. The consequences of the further information in this case are limited to the matter of wastewater treatment and associated pollution potential.
- 4.2. The response mainly comprises a 'Compliance Report relating to Wastewater Treatment Systems'. It is stated to have been prepared by a Chartered Engineer and Fellow of Engineer's Ireland (on behalf of McMahon Associates) with over 30 years civil engineering experience, including that of wastewater treatment systems.
- 4.3. The report confirms that the system was designed by McMahon Associates in accordance with the EPA Code of Practice (2021). In summary, it outlines the following:
 - It adheres to all minimum separation distances set out in section 6.3 of the CoP, including 10 metres from the existing dwelling and 2 metres from all site boundaries.
 - The 150m² percolation area was designed using 110mm diameter pipes with bottom perforations at 75mm centres. Trench lengths were a maximum of 18 metres with a minimum of 2 metres between trenches.
 - It includes a Tricel Novo Treatment Plant IE10. The specification for the plant is included in Appendix A of the report, and this was reviewed and approved by McMahon Associates prior to installation. It is suitable for a Population Equivalent (PE) of up to 10 people.
 - McMahon Associates undertook site inspections of the installation of the Tricel Novo Treatment Plant and percolation area to confirm that it was being built in accordance with the intended design. The site inspection report is included in Appendix A of the report.
 - During the inspection, no issues were raised and McMahon Associates were satisfied that the treatment system was installed as per the design intent.

- Therefore, McMahon Associates confirms that the existing wastewater treatment system is compliant with the EPA CoP and is therefore in accordance with Policy WWTP 1 and Section 15.22.5(b) of the Monaghan County Development Plan 2025-2031.

4.4. The 'Compliance Report' also addresses the suitability of the overall site for both the existing and proposed wastewater treatment systems. In summary, it states that:

- The proposed WWTS has been designed by McMahon Associates with full cognisance of the location of the existing WWTS and the required separation distances.
- McMahon Associates engaged Traynor Environmental Ltd to undertake a 'Soil Characterisation and Site Suitability Assessment Report' for the proposed system (included in Appendix B of the report). This report noted the location of the existing WWTS percolation area and subsequently recommended the use of a Viltra Treatment Pump Chamber and Drip Dispersal System. Viltra were engaged to design the proposed WWTS based on the parameters provided.
- McMahon Associates reviewed the proposals from Viltra to confirm compliance with the EPA CoP and sited the WWTS to ensure compliance with minimum separation distances as per section 6.3 of the CoP.
- McMahon Associates therefore confirm that the overall site is suitable to accommodate both the existing and proposed WWTS in full compliance with the EPA CoP.
- McMahon Associates have been engaged to undertake periodic inspections of works to the cottage once commenced and will inspect the installation of the WWTS to ensure compliance with the EPA CoP.

4.5. I note that the Monaghan CDP 2025-2031 (Section 15.22.5 and Policy WWTP 1) outlines that proposals for on-site wastewater treatment systems shall normally be accompanied by a Site Characterisation Report. And while the previous Inspector's Report outlines compliance with this provision with regard to the proposed WWTS, I note that no such Site Characterisation Report has been submitted for the existing WWTS. However, given that this relates to the retention of an existing system, I am satisfied that a Site Characterisation Report is not feasible and that the CDP is

sufficiently flexible to allow for departures from requirements that normally apply. Accordingly, I do not consider that there would be a material contravention of the CDP.

- 4.6. I have reviewed the applicant's 'Compliance Report' and I have inspected the site. I am satisfied that the existing WWTS has been designed to comply with the EPA CoP and that the installation of same has been suitably monitored and confirmed. Furthermore, I am satisfied that both the existing and proposed WWTS has been taken into account to ensure that both systems on the overall site comply with the EPA CoP and, accordingly, with the Monaghan CDP 2025-2031 (Section 15.22.5 and Policy WWTP 1).
- 4.7. I refer the Commission to Section 8 of the previous Inspector's Report (Appropriate Assessment Screening). Consistent with this conclusion and having regard to the further information submitted, I am satisfied, on the basis of objective information, that the proposed development and the development to be retained would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.
- 4.8. I refer the Commission to Section 9 of the previous Inspector's Report (Water Framework Directive Screening). Having regard to the further information submitted, I am now satisfied that any residual risk of groundwater pollution associated with the existing wastewater treatment system has been satisfactorily addressed. I conclude on the basis of objective information, that the proposed development and the development to be retained will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal), either qualitatively or quantitatively, or on a temporary or permanent basis, or otherwise jeopardise any water body in reaching its WFD objectives. Accordingly, the proposed development and the development to be retained can be excluded from further assessment.

5.0 Recommendation

- 5.1. The previous Inspector's Report recommended a split decision whereby permission should be REFUSED for retention of the existing percolation area and on-site wastewater treatment plant and GRANTED for the remainder of the proposed development.
- 5.2. Having regard to the further information received regarding the existing and proposed WWTSs on the overall site, I am satisfied that previous concerns about the existing WWTS have been appropriately addressed.
- 5.3. Accordingly, I recommend that permission be GRANTED for the proposed development and the development to be retained, subject to conditions, and for the reasons and considerations set out below.

6.0 Reasons and Considerations

Having regard to the provisions of the Monaghan County Development Plan 2025-2031, the nature and extent of existing development on the site, the pattern and character of development in the area, and the design, scale and servicing of the proposed development and the development to be retained, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development to be retained would not detract from the character or amenities of the area or properties in the vicinity of the site, would be acceptable in terms of traffic safety and convenience, and would not be prejudicial to public health or the protection of water quality. The proposed development and the development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

In coming to its decision, the Commission concluded that Policy RSP 4 of the Monaghan County Development Plan 2025-2031 was not applicable to this rural site which is located outside any defined settlement, and that the existing and proposed wastewater proposals satisfactorily addressed the requirements of the Environmental Protection Agency Code of Practice for Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) (2021) in compliance with the Monaghan County Development Plan 2025-2031 policies WWTP 1 'On-Site

Wastewater Treatment Policy' (including s. 15.22.5 (b)), RRDP 1 'Restoration and Replacement of Vernacular and Non-Vernacular Buildings and Dwellings Policy' (including s. 15.9.3 (e)), and AEDP 1 'Alterations and Extensions to Dwellings Policy' (including s. 15.10.1 (h)).

7.0 Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application and the further plans and particulars received by An Coimisiún Pleanála on the 16th of December 2025, 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, or as otherwise stipulated by conditions hereunder, and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the materials, colours and textures of all the external finishes to the proposed buildings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas, or otherwise shall discharge onto the public road or adjoining properties.

(b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

Reason: In the interest of traffic safety and to prevent flooding or pollution.

4. The developer shall enter into a connection agreement with Donaghmoyne Group Water Scheme in respect of water supply to serve the proposed development. Details in this regard shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of public health.

5. (a) The proposed wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on 3rd of June 2025 and shall be in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021.

(b) Treated effluent from the wastewater treatment system shall be discharged to a drip dispersal percolation area which shall be provided in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021.

(c) Within three months of the first occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

Reason: In the interest of public health and to prevent water pollution.

6. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, traffic, noise and dust management measures, and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

7. All service cables associated with the proposed development (such as electrical and telecommunications) shall be located underground.

Reason: In the interest of visual and residential amenity.

8. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development.

Reason: In the interest of visual amenity.

9. The vehicular access, including visibility splays and roadside drainage, shall comply fully with the requirements of the planning authority for such works and services. Details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: in the interest of traffic safety and to prevent flooding and pollution.

10. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to

commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Stephen Ward
Senior Planning Inspector

16th February 2026