



An
Bord
Pleanála

Board Direction
BD-019659-25
ABP-321749-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/05/2025.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the location of the proposed development on a site overlying a 'Regionally Important' aquifer that has a 'High' vulnerability classification, the Board is not satisfied on the basis of the information on the file that the applicant has clearly demonstrated that the ground conditions within the site are suitable for the safe and adequate disposal of effluent, that effluent arising from the proposed development can be satisfactorily treated and disposed of on the site in accordance with the Environmental Protection Agency Code of Practice for Domestic Wastewater Treatment Systems (PE <10) (EPA 2021), and that the impact of the proposed development would not give rise to a risk of groundwater pollution. It is considered that the proposed development would be at variance with Objective EH O16 (Septic Tanks and Proprietary Systems) of the Limerick City and County Development Plan 2022-2028, would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the inspector's concerns included in the recommended reasons for refusal regarding the proliferation of domestic wastewater treatment systems in the area and the potential cumulative impacts of the proposed development along with the existing wastewater systems. While the Board considered that this was not a reason for refusal in itself it is considered that any future application in relation to this site should address any cumulative impacts arising from the proliferation of wastewater systems in the area.

Board Member

Mary Gurrie
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Date: 14/05/2025