

Before you Start

Notification of Site Suitability Assessment Process

A Site Suitability Assessment is a requirement of the planning application process. The assessment must be carried out by a suitably qualified person, chosen by the applicants themselves.

A suitably qualified person is defined as a person holding professional indemnity of at least €1,000,000, who undertakes the assessment in accordance with the *2009 EPA Code of Practice; Waste Water Treatment & Disposal Systems serving Single Houses (p.e ≤ 10)*.

Offaly County Council require that a Site Suitability Assessment be carried out on the development site prior to submitting the application for planning permission. Details of the assessment together with details of the proposed on-site treatment system must also be submitted as part of the application.

The role of the assessor is to:

- Conduct the Site Suitability Assessment in accordance with the *Waste Water Treatment & Disposal Systems serving Single Houses (EPA 2009) or any subsequent amendments*.
- *Recommend suitable type of treatment systems and effluent disposal routes.*

All commercial developments providing private effluent treatment systems shall comply with the provisions of the *EPA Wastewater Treatment Manual; Treatment Systems for Small Communities, Business, Leisure Centres and Hotels* and any subsequent amendments.

To ensure best practice in the overall context of the proper planning and sustainable development of the area, Offaly County Council will adopt a monitoring/auditing role in relation to this process and will carry out inspections to verify results as required.