

An
Coimisiún
Pleanála

Direction
CD-019975-25
ABP-321926-25

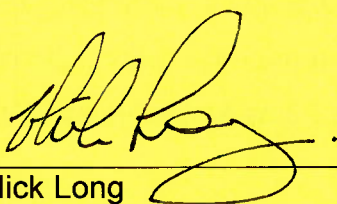
The submissions on this file and the Inspector's report were considered at a meeting held on 13/06/2025.

The Commission decided to refuse permission for the following reasons and considerations.

Planning

Commissioner:

Date: 18/06/2025


Mick Long

DRAFT WORDING FOR ORDER

Reasons and Considerations

The Commission was not satisfied that compliance with Objective INO 8 of the Mayo County Development Plan to require proposed development to be rigorously assessed in accordance with the accepted "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021 and Section 2.7 of the Development Standards to demonstrate the adequacy of the on-site sewerage treatment system was fully met. The Commission was not satisfied that the Site Characterisation Form was appropriately completed in that Section 3.2 requires a Trial Hole of 3m for regionally important aquifers, within which the proposed development is situate, and the depth recorded was 2.0m.

Furthermore, the waste water treatment system type proposed has a population equivalent of 6 which is not appropriate for a dwelling with four double bedrooms and a potential population of 8. Therefore, the Commission cannot be satisfied the proposed waste water treatment system, albeit an upgrade to the existing septic tank, would not be prejudicial to public health and the environment.

Note:

In deciding not to accept the Inspector's recommendation to grant permission, the Commission was not satisfied that sufficient evidence was presented on the file that the proposed waste water treatment system would not pose a risk to the surrounding environment and therefore the totality of information on file did not demonstrate compliance with Objective INO 8 and Section 2.7 of the Development Standards of the Mayo County Development Plan as referred to above.

In addition the Commission noted the Inspector's screening for Appropriate Assessment but given the nature of the reason for refusal did not further assess the effects of the proposed development on Clyde Kettle Holes SAC (000480).