

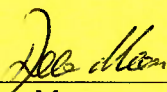
An
Coimisiún
Pleanála

Direction
CD-020796-25
ABP-322738-25

The submissions on this file and the Inspector's report were considered at a meeting held on 25/09/2025.

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

Planning Commissioner:


Declan Moore

Date: 25/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Notwithstanding that the proposed development includes proposals to upgrade the existing onsite wastewater treatment system, having regard to the fact that the existing wastewater treatment arrangements are regulated by discharge licence (Roscommon County Council Discharge Licence Ref No. WP-01-18 refers and pertains to discharge to the Lough Key waterbody), it is considered that the combined loadings of the existing and proposed development would fail to accord with the parameters of the discharge license. The proposed development has the potential to be injurious to public health and would therefore be contrary to the proper planning and sustainable development of the area.

2. Wastewater from the subject appeal site discharges to an existing surface water sewer and in turn to Lough Key (IE_SH_26_724) which has a current 'at risk' status. It is considered that the proposed development, as presented, poses a significant risk to the ability of this waterbody to achieve the required Water Framework Directive quality status. There is insufficient information presented as part of the application and appeal to definitively determine whether or not the proposed development will not result in a deterioration of the existing WFD quality status of the above said site. Consequently, the Commission is not satisfied that the proposed development will not impact negatively upon the ability of the aforementioned waterbody to achieve the relevant water quality status required under the Water Framework Directive. The proposed development, as presented, is therefore not considered to be in accordance with the proper planning and sustainable development of the area.

Note

The Commission noted that any subsequent application for development must address the requirements set out in the *Environmental Protection Agency Wastewater Treatment Manual (Treatment Systems for Small Communities, Business, Leisure and Hotels) 1999*, particularly the recommended separation distances contained therein.