

An
Coimisiún
Pleanála

Direction
CD-021321-25
ACP-323200-25

The submissions on this file and the Inspector's report were considered at a meeting held on 13/11/2025.

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

The Commission noted that there was an inconsistency in the ground conditions as recorded by the applicant's agent and as observed the local authority planner and the third-party observer. This uncertainty raised issues regarding potential compliance with relevant standards for on-site effluent treatment systems and potential impacts on groundwater and on Natura 2000 sites in the vicinity which the Commission was not in a position to resolve in the absence of more conclusive information on this particular issue.

The Commission considered the second reason for refusal as recommended by the Inspector but concluded that, having regard to:

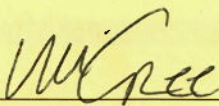
- the relatively modest scale of the proposal;
 - the proposed design and orientation of the proposed dwelling;
 - the landscape protection policies of the planning authority for this particular location as set out in the Mayo County Development Plan 2022-2028; and
 - the comments of the planning authority regarding the potential acceptability of such a proposal on an alternative site in the same landscape character area,
- the potential impacts which were to be addressed by reason number 2 might be addressed by appropriate conditions of planning permission were all other matters fully resolved.

Furthermore, the Commission was not satisfied that the subject site constitutes a "lakeshore" location as referenced at section 2.3 of Volume 2 of the Mayo County Development Plan 2022-2028.

Planning

Commissioner:

Date: 18/11/2025



Liam McGree

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Given the uncertainty expressed by the planning authority in relation to the level of ground water as observed in the trial hole on the subject site, it has not been demonstrated to the satisfaction of the Commission that the site is suitable for the safe disposal of effluent from the proposed wastewater treatment system, as required by Section 8.4 (Effluent Treatment Systems) of Volume 2 (Development Management Standards) of the Mayo County Development Plan 2022- 2028 and the Environmental Protection Agency's Code of Practice for Domestic Waste Water Treatment Systems. In the absence of conclusive information regarding the suitability of the subject site for the instillation of an on-site effluent treatment system, it is considered that the proposed development may be prejudicial to public health, my result in adverse impacts on waterbodies in the vicinity, contrary to Mayo County Development Plan 2022- 2028 Policy NEP 21 (Water Quality Policies), and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: Please circulate a copy of this Direction with the Order.