



Planning and Development Acts 2000 to 2018

Planning Authority: Mayo County Council

Planning Register Reference Number: P17/224

APPEAL by Mary Coffey care of David Mulcahy Planning Consultants Limited of 67 The Old Mill Race, Athgarvan, County Kildare against the decision made on the 8th day of February, 2018 by Mayo County Council to refuse permission to the said Mary Coffey.

Proposed Development: Change of use from single residential unit to commercial souvenir/coffee shop use, associated food prep area, new 113.6 square metres toilet block flat roof extension to rear, new waste water treatment system, new well to supply potable water, infill over existing stream and external seating to side of coffee shop, new external pedestrian access from existing local authority car park and 4 external omni lit signs to sides of existing building; all at Reek Cottage, Reek Road, Murrisk, County Mayo.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the nature, scale and intensity of the proposed commercial use and the wastewater effluent demand generated thereby, which is considered likely to significantly exceed the level estimated by the applicant (p.e. 21.16) during the summer peak period, which would coincide with low water flow period in the Carrowkeeran stream traversing the site, which supplies potable water to properties downstream and into which it is proposed (Option 1) to discharge treated wastewater effluent, and having regard to the uncertainty concerning the actual wastewater treatment system proposed (Option 2/submitted with appeal), on a site that cannot accommodate wastewater treatment system in compliance with the "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2009" due to its restricted size, it is considered that the proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

Eugene Nixon

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2018.