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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P18/811**

**Appeal** by Carmel Tighe-Finnerty of Falcon Lodge, Drumrevagh, Mount Falcon, Ballina, County Mayo against the decision made on the 1<sup>st</sup> day of November, 2019 by Mayo County Council to grant subject to conditions a permission to Conn Rangers AFC care of KC Surveying of Stonepark, Foxford, County Mayo in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Erection of a single storey extension to clubhouse to include a meeting/community room, two number 18 person dressing rooms with showering and toilet facilities, small storage, secondary meeting/counselling room, officials room with relocation of septic tank/treatment unit and percolation area previously granted under planning register reference number P97/1649 and associated site works, all at Drumrevagh, Knockmore, County Mayo as amended by the revised public notice received by the planning authority on the 8<sup>th</sup> day of October, 2019.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 and scale of the clubhouse extension and the proposals for upgrading of the existing wastewater facilities, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience, would not be prejudicial to public health and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted to the planning authority on the 10<sup>th</sup> day of September, 2019 and the 8<sup>th</sup> day of October, 2019, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** To ensure a proper standard of development and in the interest of public health.

3. The applicant or developer shall enter into water/and or wastewater connection agreement(s) with Irish Water prior to the commencement of this development.

**Reason:** In the interest of public health.

4. The existing on-site effluent treatment and disposal system serving the clubhouse shall be upgraded.

The effluent treatment and disposal system shall be designed, installed and maintained in accordance with the requirements of the and in accordance with the requirements of the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2009.

The new tertiary treatment unit and associated percolation area shall be in accordance with the detailed recommendations of the Site Suitability Assessment report received by the planning authority on the 10<sup>th</sup> of September 2019, except where alternations are needed in order to comply with the above.

**Reason:** In the interest of public health.

5. The external finishes and materials of the clubhouse extension shall match those of the existing clubhouse building.

**Reason:** In the interest of visual amenity.

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**Terry Ó Niadh**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2020.**