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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P21/210**

**Appeal** by Kieran Hughes care of Cass Architects Limited of 4 Teeling Street, Abbeyquarter North, Sligo against the decision made on the 26<sup>th</sup> day of April, 2021 by Mayo County Council to grant subject to conditions a permission to Tara Deacy care of John Kennedy of Station Road, Swinford, County Mayo in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Retention of change of house type and site layout from that granted under planning register reference number P04/1368 and for permission to install a tertiary treatment unit together with all ancillary site works, all at Carrick, Callow, Foxford, County Mayo.

**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 that fact that the development would not injure the rural character of the area or the residential amenities of properties in the vicinity, would not be prejudicial to public health, would not injure the natural heritage of the area and would be acceptable in terms of the safety and convenience of road users, it is considered that the development would comply with the relevant provisions of the current Mayo County Development Plan, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application 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. Surface water from the site shall not be permitted to drain onto the adjoining public road.

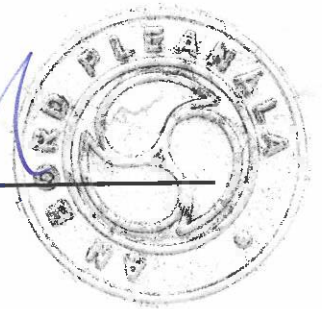
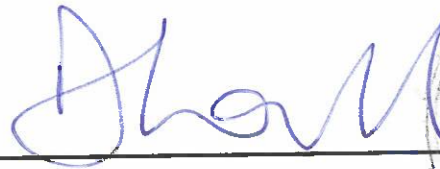
**Reason:** In the interest of traffic safety.

3. (1) The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 10<sup>th</sup> day of March, 2021, 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. Arrangements in relation to the ongoing maintenance of the system shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (2) Within three months of installation of the system, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proprietary effluent treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner in accordance with the standards set out in the EPA document.

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

4. A revised landscaping plan, showing the retention of the existing trees and hedges along the roadside boundary of the site, where considered feasible, shall be submitted to, and agreed in writing with, the planning authority.

**Reason:** In the interests of traffic safety and visual amenity.



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

Dated this 27<sup>th</sup> day of January 2022.