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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P21/730**

**APPEAL** by Maria Byrne care of Armstrong Reape Architectural Services of Charter House, Linenhall Street, Castlebar, County Mayo against the decision made on the 4<sup>th</sup> day of January, 2022 by Mayo County Council to refuse permission.

**Proposed Development:** Renovation of cottage, construction of a side extension, re-instatement of existing disused shed, upgrading of system to provide a proprietary effluent treatment system and percolation area and all associated site services and connection to existing services, all at Coolylaughnan, Brownstown, Hollymount, County Mayo.

**Decision**

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

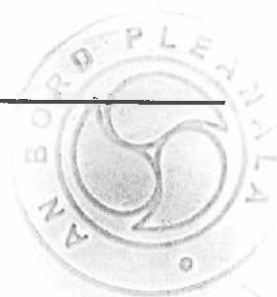
## Reasons and Considerations

1. Having regard to the soil conditions and the proximity of the appeal site to Lough Carra, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the proposed development can be satisfactorily treated and/or disposed of on site in accordance with the EPA, Code of Practice 2021, specifically table 6.4, notwithstanding the proposed use of an effluent wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.
2. The Board is not satisfied, on the basis of the information submitted with the planning application and the appeal, that the proposed development is not at risk of flooding. The proposed development would, therefore be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.
3. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a local road at a point where sightlines are restricted in a north-westerly direction and have not been demonstrated in accordance with the Mayo County Development Plan standards.



**Mary Henchy**

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



Dated this 23<sup>rd</sup> day of May 2023.

