

Planning and Development Acts 2000 to 2022

Planning Authority: Mayo County Council

Planning Register Reference Number: 22998

APPEAL by Andrew and Caroline Dixon of Stripe, Tallagh, Belmullet, County Mayo against the decision made on the 12th day of January, 2023 by Mayo County Council to grant, subject to conditions, a permission to Niall McGonigle and Leanne Geraghty care of John O'Hara of Doocastle, Ballymote, County Sligo, in accordance with the plans and particulars submitted to the said Council.

Proposed Development: Change of house and garage type, a revised sewage treatment plant and percolation design, a revised site boundary and all ancillary site works, at Tallagh, Belmullet, County Mayo.


Decision

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

Reasons and Considerations

Having regard to the observed site conditions, the number of drainage ditches and number of residential dwellings in the vicinity, the Board is not satisfied on the basis of the submissions made with the application and appeal, and the

responses received to the Section 132 and 137 notices dated 16th February 2024 issued under the planning and development act 2000, as amended, that effluent from the development can be satisfactorily treated on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area. Furthermore, given Objective RHO4 of the Mayo County Development Plan, 2022-2028, which seeks to ensure that proposals within Mayo's Coastal Areas and Lakeshores will be considered where the applicants can demonstrate that they satisfy servicing and environmental considerations, the Board is not satisfied, based on the observed site conditions, that effluent from the development can be satisfactorily treated on site and considered that the proposed development could increase the risk of water pollution. Accordingly, it is considered that the proposed development would be contrary to Objective RHO4 as it relates to servicing and environmental considerations, and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


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

Dated this 27th day of August 2024.