



An
Coimisiún
Pleanála

Commission Order
ABP-321245-24

Planning and Development Acts 2000 to 2022

Planning Authority: Mayo County Council

Planning Register Reference Number: P24/60297

Appeal by Susan O'Dowd of Lisloughrey, Cong, County Mayo against the decision made on the 21st day of October 2024 by Mayo County Council to grant, subject to conditions, a permission to Cancer Fund for Children Ireland care of MKO of Tuam Road, County Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: Planning permission for an amendment to previously approved planning permission, planning register reference number P17/585 (subject to an extension of duration granted under planning register reference number P17/5850) for development at this site. The proposed development comprises the following:

- (a) construction of two-storey 'Daisy Lodge' building (Gross Floor Area 2,995 square metres) with external decked terrace;
- (b) provision of internal access road and pedestrian path networks with associated car parking comprising 34 number standard spaces incorporating five number EV charging spaces, three number disabled accessible spaces and vehicle drop off/collection areas;
- (c) construction of causeway bridge;

- (d) construction of energy centre building (Gross Floor Area 69 square metres) comprising generator, plant rooms and adjacent battery charging container (Gross Floor Area three square metres), ancillary ground mounted solar array panels of 374 square metres and service yard area;
- (e) provision of sensory garden, play areas and all ancillary site development works;

all at Lislaughtera, Cong, County Mayo. A Natura impact statement (NIS) accompanies this planning application.

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.

Reasons and Considerations

Having regard to:

- (a) the scale and extent of the alterations proposed to the permitted development, and its resultant design, scale and layout,
- (b) the conclusion of the Site Specific Flood Risk Assessment,
- (c) the conclusion of the Ecological Impact Assessment,
- (d) the provisions of the Mayo County Development Plan 2022-2028, and
- (e) the conclusion of the Appropriate Assessment,

it is considered that, subject to compliance with the conditions set out below, the proposed development would not result in flooding, and would not have a significant impact on ecology or on European Sites in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment: Stage 1:

The Commission considered the documents submitted with the application, and all the other relevant submissions on file, and carried out an appropriate assessment in relation to the potential effects of the proposed development on the European Sites in the vicinity of the development. The Commission agreed with the screening assessment and conclusion carried out in the Inspector's Report that the Lough Corrib Special Area of Conservation (Site Code 000297) and the Lough Corrib Special Protection Area (Site Code 004042) are the only European Sites in respect of which the proposed development has the potential to have a significant effect in view of the Conservation Objectives for the sites and that a Stage 2 Appropriate Assessment is, therefore, required.

Appropriate Assessment: Stage 2:

The Commission considered the Natura impact statement, and all the other relevant submissions on file, and carried out an appropriate assessment of the implications of the proposed development on the Lough Corrib Special Area of Conservation (Site Code 000297) and the Lough Corrib Special Protection Area (Site Code 004042) in view of the sites' Conservation Objectives. The Commission considered that the information before it was sufficient to undertake a complete assessment of all aspects of the proposed development in relation to the sites' Conservation Objectives using the best scientific knowledge in the field. In completing the assessment, the Commission considered, in particular, the following:

- (i) the site specific Conservation Objectives for the European Sites,
- (ii) the likely direct and indirect impacts arising from the proposed development, both individually or in combination with other plans or projects, and
- (iii) mitigation measures which are included as part of the current proposal.

In completing the Appropriate Assessment, the Commission accepted and adopted the Appropriate Assessment carried out in the Inspector's Report in respect of the potential effects of the proposed development on the aforementioned European Sites.

In overall conclusion, the Commission was satisfied that the proposed development would not adversely affect the integrity of the European Sites in view of the sites' Conservation Objectives and that there is no reasonable scientific doubt as to the absence of such effects.

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 received by the planning authority on the 7th day of August, 2024 and the 8th day of October, 2024. 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. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission, planning authority register reference number 17/585, as extended by planning authority register reference number 17/5850, unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The mitigation measures contained in the Natura impact statement (NIS) submitted to the planning authority on the 7th day of August, 2024 shall be implemented and shall be supervised by a suitably qualified ecologist.

Reason: To protect the integrity of European Sites.

4. The mitigation measures contained in the Ecological Impact Assessment (EclA) submitted to the planning authority on the 7th day of August 2024 shall be implemented and shall be supervised by a suitably qualified ecologist.

Reason: In the interest of environmental protection and nature conservation.

Eamonn James Kelly

Eamonn James Kelly

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this 3rd day of July, 2025