



An
Coimisiún
Pleanála

Commission Order
ABP-321926-25

Planning and Development Acts 2000 to 2024

Planning Authority: Mayo County Council

Planning Register Reference Number: 24316

APPEAL by Kevin and Ciara Heneghan of Coolisduff, Kilmaine, County Mayo against the decision made on the 29th day of January 2025 by Mayo County Council to grant, subject to conditions, a permission to Pat Ryan care of KC Surveying of Stonepark, Foxford, County Mayo, in accordance with the plans and particulars submitted to the said Council.

Proposed Development: Renovation of existing dwelling, construct a new extension, replace/upgrade existing septic tank with associated siteworks, at Coolisduff, Kilmaine, County Mayo.

Decision

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

Reasons and Considerations

The Commission was not satisfied that compliance with Objective INO 8 of the Mayo County Development Plan 2022-2028 to require the proposed development to be rigorously assessed in accordance with the accepted "Code of Practice – Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" Environmental Protection Agency, 2021 and Section 2.7 of the Development Standards to demonstrate the adequacy of the on-site sewerage treatment system was fully met. The Commission was not satisfied that the Site Characterisation Form was appropriately completed in that Section 3.2 requires a trial hole of three metres for regionally important aquifers, within which the proposed development is situated, and the depth recorded was two metres.

Furthermore, the waste water treatment system type proposed has a population equivalent of six which is not appropriate for a dwelling with four double bedrooms and a potential population of eight. The Commission, therefore, cannot be satisfied the proposed waste water treatment system, albeit an upgrade to the existing septic tank, would not be prejudicial to public health and the environment.

In deciding not to accept the Inspectors recommendation to grant permission, the Commission was not satisfied that sufficient evidence was presented on the file that the proposed waste water treatment system would not pose a risk to the surrounding environment and, therefore, the totality of information on the file did not demonstrate compliance with Objective INO 8 and Section 2.7 of the Development Standards of the current development plan.



Mick Long

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 23rd day of June 2025.