

**Planning and Development Acts 2000, as amended.**

**Planning Authority: Mayo County Council**

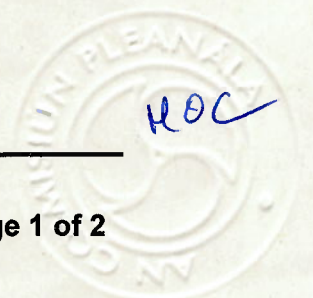
**Planning Register Reference Number: P24/295**

**Appeal** by John Brennan of Kinnakillew, Killadoon, Louisburgh, Westport, County Mayo against the decision made on the 7<sup>th</sup> day of April, 2025 by Mayo County Council to grant subject to conditions a permission to Danielle Gallagher care of Gaven Joyce of James Street, Westport, County Mayo for the proposed development.

**Proposed Development:** The development will consist of permission to (1) install six glamping pods, (2) convert existing barn to reception building to include, toilet, office, common room with kitchen/dining area, (3) renovate existing stone building to include shower block, games room and storage, (4) provision of car/bike parking and landscaping, (5) construct a dry bedding agricultural/machinery shed with connection to a new effluent treatment system together with associated site works, all at Dadreen, Killadoon, Louisburgh, County Mayo.

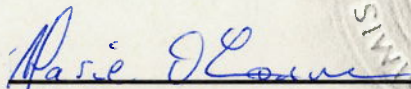
## **Decision**

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



## Reasons and Considerations

Having regard to the observed ground conditions on the site where poorly draining water has been observed indicative of a high water level and the absence of required section drawings demonstrating that the percolation area can be sited in the indicative position shown to achieve necessary separation distances, the Commission is not satisfied that the wastewater from the proposed development can be disposed of in accordance with provisions of the Environmental Protection Agency 2021 Code of Practice: "Domestic Waste Water Treatment Systems (Population Equivalent  $\leq 10$ )" as required by Section 2.10 (Effluent Treatment Systems) of Volume 2 of the Mayo County Development Plan 2022-2028. Noting this and the adjacent hydrological connection and the proximity to the Mweelrea/Sheeffry/Erriff Complex Special Area of Conservation (SAC) (site code 001932), Mweelrea/Sheeffry/Erriff Complex Proposed Natural Heritage Area (pNHA) (site code 001932) and the West Connacht Coast Special Area of Conservation (SAC) (site code 002998), it cannot be concluded that there would be no significant adverse impact on the integrity of these protected Natura 2000 sites and designated site and this is contrary to policy NEP 1 (Biodiversity, Designated and Non-Designated Sites Policies) of the Development Plan. The applicant has failed to demonstrate that there would be no adverse impact on ground or surface waters such that the proposed development may result in the deterioration of existing 'High Status' water quality of the Lackakeely waterbody which would not be consistent with the Water Framework Directive.



Marie O'Connor

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

Dated this 08 day of August 2025.