



An  
Coimisiún  
Pleanála

Commission Order  
ABP-322613-25

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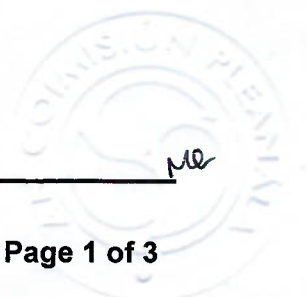
**Planning and Development Acts 2000, as amended**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: 2560046**

**Appeal by Raoul Downey and Frances Delaney** against the decision made on the 28<sup>th</sup> day of April, 2025 by Mayo County Council to grant, subject to conditions, a permission to Bríd McGing in accordance with the plans and particulars lodged with the said Council.

**Proposed Development:** Alterations and extensions to existing house, to include demolition of existing domestic garage, build replacement garage and all associated and ancillary site works and landscaping works at Murrisknaboll, Murrisk, Westport, 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 policies and objectives of the Mayo County Development Plan 2022-2028, to the nature of the proposed development and its relationship with the surrounding area and proximity to the Clew Bay Complex Special Area of Conservation (SAC) (Site Code 001482) and to the submitted Natura Impact Statement, and noting the absence therein of sufficient detail as to how disturbance impacts on some of the qualifying interest species can be credibly avoided in the absence of outlined mitigation measures at construction and operation stages, it cannot be ruled out that there would not be a significant negative impact on the qualifying interests of the SAC. Furthermore, notwithstanding Section 1.3 of the EPA Code of Practice for Domestic Waste Water Treatment Systems (Population Equivalent  $\leq 10$ ), which provides that variations to the standards in the Code of Practice may be considered if existing domestic wastewater treatment systems are being upgraded, the Commission considered that, in the absence of suitable scaled drawings of the proposed wastewater treatment system, the detail provided was not sufficient to rule out that the proposed wastewater treatment system would not have a significant negative impact on the SAC due to the potential discharge of polluted wastewater to the ground and onwards to the SAC waters.

Therefore, the Appropriate Assessment of the proposed development cannot exclude that the proposed development will not give rise to significant effects on Clew Bay Complex Special Area of Conservation in view of the site conservation objectives. Accordingly, the proposed development would not accord with policy NEP 1 of the Mayo County Development Plan in relation to the protection of the integrity of Natura 2000 sites and would therefore, be contrary to the proper planning and sustainable development of the area.

*Mary Gurríe*

**Mary Gurríe**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**



Dated this 08 day of June 2026