



An  
Coimisiún  
Pleanála

Commission Order  
ABP-322738-25

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

**Planning Authority: Roscommon County Council**

**Planning Register Reference Number: 25/60117**

**Appeal** by Cordev Construction Limited care of Cunningham Design and Planning of Block C, N4 Axis Centre, Longford, County Longford against the decision made on the 15<sup>th</sup> day of May, 2025 by Roscommon County Council to refuse permission.

**Proposed Development:** Construction of extensions on ground and first floor levels to the rear of existing public house and restaurant building known as 'The Moorings' for the provision of guest bedrooms together with the proposed upgrading of the existing on-site wastewater treatment system and percolation area to service the above and all ancillary site works, all at Kilfaughna, Knockvicar, Boyle, County Roscommon.

## **Decision**

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

## Reasons and Considerations

1. Notwithstanding that the proposed development includes proposals to upgrade the existing on-site wastewater treatment system, having regard to the fact that the existing wastewater treatment arrangements are regulated by a discharge licence (Roscommon County Council Discharge Licence Reference Number WP-01-18 refers and pertains to discharge to the Lough Key waterbody), it is considered that the combined loadings of the existing and proposed development would fail to accord with the parameters of the discharge license. The proposed development would pose a risk to public health, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Wastewater from the site discharges to an existing surface water sewer and in turn to Lough Key (IE\_SH\_26\_724) which has a current 'at risk' status. It is considered that the proposed development, as presented, would pose a significant risk to the ability of this waterbody to achieve the required Water Framework Directive quality status. It is considered that there is insufficient information presented as part of the planning application and the appeal to definitively determine whether or not the proposed development would not result in a deterioration of the existing Water Framework Directive quality status of the site. Consequently, the Commission is not satisfied that the proposed development would not impact negatively on the ability of the Lough Key waterbody to achieve the relevant water quality status required under the Water Framework Directive. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



  
**Declan Moore**

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

**Dated this 30<sup>th</sup> day of September 2025.**