



An
Coimisiún
Pleanála

Commission Order
ACP-323200-25

Planning and Development Act 2000, as amended

Planning Authority: Mayo County Council

Planning Register Reference Number: 25/60323

Appeal by Damien Conway care of Keith O'Connell Chartered Engineer Limited of Cox's Yard, Distillery Road, Westport, County Mayo against the decision made on the 15th day of July, 2025 by Mayo County Council to refuse permission.

Proposed Development: Construction of a private dwellinghouse and effluent treatment system together with all ancillary site works at Lettermaghera North, Newport, County Mayo.

Decision

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

Reasons and Considerations

Given the uncertainty expressed by the planning authority in relation to the level of ground water as observed in the trial hole on the subject site, it has not been demonstrated to the satisfaction of the Commission that the site is suitable for the safe disposal of effluent from the proposed wastewater treatment system, as required by Section 8.4 (Effluent Treatment Systems) of Volume 2 (Development Management Standards) of the Mayo County Development Plan 2022-2028 and the Environmental Protection Agency's Code of Practice for Domestic Waste Water Treatment Systems. In the absence of conclusive information regarding the suitability of the subject site for the instillation of an on-site effluent treatment system, it is considered that the proposed development would be prejudicial to public health, would result in adverse impacts on waterbodies in the vicinity, would be contrary to Policy NEP 21 (Water Quality Policies) of the Mayo County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam McGree

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



Dated this 19th day of November 2025.