

An
Coimisiún
Pleanála

Commission Order
PL-500617-MO-26

Planning and Development Act 2000, as amended

Planning Authority: Mayo County Council

Planning Register Reference Number: 2560325

APPEAL by Catherine Mc Manus and Morgan O'Flaherty against the decision made on the 10th day of December 2025, by Mayo County Council to refuse permission for the proposed development.

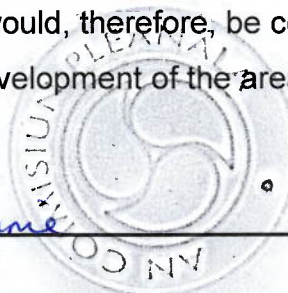
Proposed Development: Development will consist of the construction of a private dwelling house, domestic garage and effluent treatment system together with all ancillary site works at Cross, Kilmeena, Westport, County Mayo.

Decision

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

Reasons and Considerations

1. Based on the entirety of the information on file, it is considered that the applicant has not demonstrated an economic or social housing need for a dwelling at this location, as required by Rural Housing Objective RHO 1 of Volume 1 of the Mayo County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Given the inconsistencies in relation to the level of the ground water table between the section drawings submitted and the site characterisation form, it has not been demonstrated that the site is suitable for the safe disposal of effluent from the proposed wastewater treatment system. This is contrary to Sections 2.10 and 8.4 (Effluent Treatment Systems) of Volume 2 of the Mayo County Development Plan 2022-2028, in that it would be contrary to the Environmental Protection Agency's Code of Practice for Domestic Waste Water Treatment Systems (P.E.<10) and furthermore, if granted, would pose a risk to waterbodies in the vicinity, contrary to Water Quality Policy NEP 21 of the development plan. The proposed development would pose a risk to public health and to water quality and would, therefore, be contrary to the proper planning and sustainable development of the area.


Mary Gurrie
Mary Gurrie

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

Dated this *27* **day of** *April* **2026.**