

Planning and Development Act 2000, as amended

Planning Authority: Sligo County Council

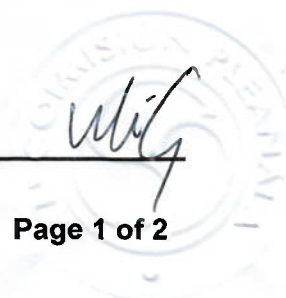
Planning Register Reference Number: 26/60177

Appeal by Roy Kilfeather against the decision made on the 2nd day of July, 2026 by Sligo County Council to refuse permission.

Proposed Development: Retention of a separate independent residential unit (131.6 square metres) which includes the conversion and change of use from original existing domestic garage (refers PL08530) together with all associated site works/landscaping, all at Lady's Well, Scardenmore, Strandhill, County Sligo.

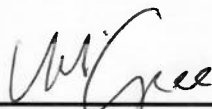
Decision

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



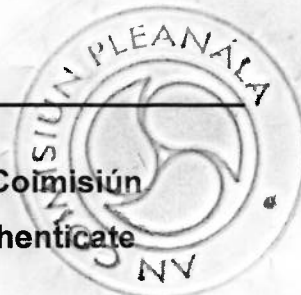
Reasons and Considerations

The development proposed to be retained fails to demonstrate compliance with bullet points 6 and 7 of Section 33.2.17 of the Sligo County Development Plan 2024-2030, which outline specific requirements for the development of independent living units for family members. Specifically, no technical report is submitted which demonstrates the adequacy of the existing on-site domestic wastewater treatment system and percolation area/soil polishing filter serving both the existing house and the independent residential unit proposed to be retained. Furthermore, in the event that the adequacy of the existing on-site domestic wastewater treatment system cannot be demonstrated, no details have been submitted for the upgrade or replacement of the existing wastewater treatment system, to ensure compliance with the requirements of the Environmental Protection Agency's Code of Practice – Wastewater Treatment and Disposal Systems Serving Single Houses (PE≤10) (2021). As such, it has not been demonstrated to the satisfaction of the Commission that the development proposed to be retained can be adequately served by the existing on-site domestic wastewater treatment system and that any upgrade or replacement of the treatment system would comply with the aforementioned Environmental Protection Agency Code of Practice. The development proposed to be retained would be prejudicial to public health, 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 8th day of OCTOBER 2026.