



**Comhairle Chontae Shligigh
(SLIGO COUNTY COUNCIL)**

Planning & Development Act 2000 (as amended)

NOTIFICATION OF GRANT OF PERMISSION

Ollie Lee chairperson on behalf Coolaney Mullinabreena GAA Club
c/o David Ross
Rathmactiernan
Coolaney
Co Sligo F56F384

Planning Register Number:
Application Receipt Date:

PL 25/60221/FL/DT
28/05/2025

Notice is hereby given that Sligo County Council by Order dated 23/09/2025 **GRANTED PERMISSION** to the above-named, for development of land, in accordance with the documents lodged, namely:-

(1) construction of a new astro pitch with associated floodlighting and fencing (2) construction of a new clubhouse consisting of 4 number changing rooms, general-purpose room, kitchen, toilets and ancillary accommodation which will be partially incorporated within and also include extensions and alterations to the existing covered multi-purpose area (3) proposed new waste water treatment system and percolation area (4) and all associated site works at Nace O Dowd Park, Carrowclare Lavagh Ballymote

Subject to the **16 condition(s)** set out in the Schedule attached.

Signed on behalf of SLIGO COUNTY COUNCIL

PP *Aisling Smyth*

Aisling Smyth
Administrative Officer
PLANNING SECTION

Date: 24/09/2025

This permission shall expire **FIVE YEARS** from the date of the grant of permission

SCHEDULE ONE – REASONS AND CONSIDERATIONS

Having regard to the following:

- the provisions of the Sligo County Development Plan 2024-2030);
- The EPA Code of Practice: Wastewater treatment and disposal systems serving single houses (p.e. ≤10) (2021),
- Art. 6.3 of EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora),
- Reports from the relevant section of the Local Authority

It is considered that the proposed development, subject to compliance with the following conditions, would not be injurious to the amenities of the area, would not be prejudicial to public health, would not have an adverse impact on the *Natura 2000* network, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and sustainable development of the area.

SCHEDULE TWO – SCHEDULE OF CONDITIONS

1. The proposed development shall be carried out in accordance with the plans and particulars submitted to the Planning Authority on the 28/05/2025 and as amended by those received on 29/08/2025 and 19/09/2025 , save where amended by the following conditions.

Reason: In order to clarify the documents to which this permission relates and to enable Sligo County Council to check the development, when completed, with reference to approved particulars.

2. A proprietary effluent treatment system (14 pe.), intermittent filter system and soil polishing filter shall be installed in accordance with the environmental protection agency wastewater treatment manual treatment systems for small communities, business, leisure centres and hotels, Design details/drawings and manufacturer specifications submitted to the Planning Authority.

Reason: In the interest of public health and to ensure the system is adequately maintained and works effectively and in order to ensure that the effluent complies with EU Regulations.

3. Soil with suitable percolation characteristics shall be sourced for the construction of the soil polishing filter. Prior to installation of the new onsite wastewater treatment system the applicant shall submit for the formal approval of the planning authority, a site-specific report detailing proposals for

the sourcing of the soils with associated percolation test results for the soils that will be utilised.

Reason: **In the interest of public health and to ensure the system is adequately maintained and works effectively and in order to ensure that the effluent complies with EU Regulations.**

4. The proprietary effluent treatment system shall comply with Part H of the Building Regulations, have I.S. EN 12566-3 certification and comply with S.R. 66:2015.

Reason: **In the interest of public health and to ensure the system is adequately maintained and works effectively and in order to ensure that the effluent complies with EU Regulations.**

5. Clean surface water from roof areas of the development and impermeable hard surface areas on site shall not be discharged to the foul effluent drainage system. Clean surface water from roof areas of the development and impermeable hard surface areas on site shall be discharged to a surface water soak-pit system in accordance with the plans and proposals submitted to the Planning Authority.

Reason: **In the interest of public health and to ensure the system is adequately maintained and works effectively and in order to ensure that the effluent complies with EU Regulations.**

6. The Local Authority shall be given at least two weeks written notice prior to the installation of the onsite wastewater treatment system. This notification shall confirm the details of the competent technical professional who will supervise the installation of the new onsite wastewater treatment system.

Reason: **In the interest of public health and to ensure the system is adequately maintained and works effectively and in order to ensure that the effluent complies with EU Regulations.**

7. All mechanical and electrical equipment associated with the proprietary effluent treatment plant and any associated wastewater pumping apparatus shall be operated and maintained in accordance with the manufacturer's instructions and recommendations. The applicant shall enter into a three-year maintenance agreement with the manufacturer or manufacturer's agent for the annual inspection and routine maintenance of the proprietary effluent treatment system. This contract shall be renewed every three years and made

available to the Local Authority on request. Records of annual maintenance shall be retained by the applicants/homeowner for 5 years and shall be presented to the Planning Authority on request.

Reason: **In the interest of public health and to ensure the system is adequately maintained and works effectively and in order to ensure that the effluent complies with EU Regulations.**

8. A suitable sampling chamber shall be provided on the effluent pipe prior to it discharging to the distribution area. The final effluent shall be analysed on an annual basis on the anniversary of the initial commissioning of the system. Certified monitoring results shall be retained for a minimum period of 5 years and the results shall be made available to the local authority on request.

Reason: **In the interest of public health and to ensure the system is adequately maintained and works effectively and in order to ensure that the effluent complies with EU Regulations.**

09. The proprietary effluent treatment system shall be routinely desludged in accordance with the manufacturer's instructions and recommendations. Desludging shall be carried out by an authorised waste disposal contractor who holds a valid waste collection permit for the collection and disposal of sewage/sewage sludge. Records of annual desludging shall be retained by the applicant and presented to the local authority on request.

Reason: **In the interest of public health and to ensure the system is adequately maintained and works effectively and in order to ensure that the effluent complies with EU Regulations.**

10. A visible alarm and audible alarm shall be fitted on the proprietary effluent treatment system to alert the residents of any system malfunction.

Reason: **In the interest of public health and to ensure the system is adequately maintained and works effectively and in order to ensure that the effluent complies with EU Regulations.**

11. A competent technical professional with professional indemnity insurance shall supervise the installation of the onsite wastewater treatment system and take site specific photographs detailing its installation before backfilling to show the system is installed correctly. On commissioning of the new tertiary wastewater treatment system; certification shall be submitted to the Planning

Authority from the technical professional, (including certified photographs), to certify that:

- (i) The effluent treatment system complies with the Environmental Protection Agency Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) (EPA 2021) and the planning conditions
- (ii) All domestic wastewater and grey water generated on site is discharged to the proprietary effluent treatment system and discharged via the distribution area.

Reason: **In the interest of public health and to ensure the system is adequately maintained and works effectively and in order to ensure that the effluent complies with EU Regulations.**

12. The continued efficiency of the effluent treatment system shall be certified by the manufacturer or other authorised agent 10 years after the system was commissioned and the certificate shall be retained for 5 years and made available to the Local Authority on request.

Reason: **In the interest of public health and to ensure the system is adequately maintained and works effectively and in order to ensure that the effluent complies with EU Regulations.**

13. The domestic wastewater drainage system and all associated connections to the proprietary effluent treatment system shall be adequately sealed to prevent groundwater and surface water infiltration into the foul effluent drainage system.

Reason: **In the interest of public health and to ensure the system is adequately maintained and works effectively and in order to ensure that the effluent complies with EU Regulations.**

14. All construction and demolition waste associated with the development shall be disposed of by a licensed/permitted waste contractor who holds a valid waste collection permit for the collection and disposal of construction and demolition waste. The applicant shall maintain waste disposal records for the construction phase of the development and these records shall be submitted to the Planning Authority or presented to authorised officers of the local authority on request.

Reason: **In the interest of public health and to ensure the system is adequately maintained and works effectively and in order to ensure that the effluent complies with EU Regulations.**

15. On commissioning of the new onsite wastewater treatment system any existing onsite wastewater treatment system serving the residence on site shall be desludged and decommissioned. Desludging shall be carried out by an authorised waste disposal contractor who holds a valid waste collection permit for the collection and disposal of sewage/sewage sludge. A receipt confirming desludging, as provided by the authorised waste disposal contractor, shall be submitted to the Planning Authority, or presented to authorised officers of the local authority on request.

Reason: In the interest of public health and to ensure the system is adequately maintained and works effectively and in order to ensure that the effluent complies with EU Regulations.

16. A potable water supply shall be provided that complies with the requirements of the European Union (Drinking Water) Regulations 2023 (S.I. No. 99 of 2023). The potable water supply to serve the residence shall be taken from the Uisce Eireann mains network in accordance with the plans and proposals submitted to the Planning Authority.

Reason: To ensure an adequate and potable supply of water to serve the development.