



## Board Direction

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Ref: 16.246179

The submissions on this file, including the applicant/appellants response to the S. 137 Notice issued by the Board, and the Inspector's report were considered at a further Board meeting held on 5<sup>th</sup>, July 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the reasons and considerations as set out below.

### REASONS AND CONSIDERATIONS

1. The proposed house, by virtue of its height, depth and proportions and the extent of the existing roadside hedgerow that would need to be removed to provide access, , would contravene the advice given in the Rural Housing Design Guidelines issued by the planning authority and incorporated into the Mayo County Development Plan 2014 - 2020. It would therefore seriously injure the rural character and visual amenities of the area and would be contrary to its proper planning and sustainable development.
2. The Board is not satisfied, on the basis of the information submitted in connection with the application and appeal, that the foul effluent that would be generated by the proposed development could be properly treated and disposed of on the site in accordance with the requirements set down in the *Guidelines for Wastewater Treatment and Disposal Systems Serving Single Houses* issued by the EPA in 2009. The proposed development would therefore be prejudicial to public health.

Board Member: \_\_\_\_\_ Date: 5<sup>th</sup>, July 2016  
Paddy Keogh

