



An
Bord
Pleanála

Board Direction
PL16.248634

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4th December 2017.

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

Reasons and Considerations

1. Objectives RH-02, LP-02, LP-03 and VP-01 of the Mayo County Development Plan 2014-2020 all seek to preserve sensitive landscapes, and these objectives are considered reasonable. Having regard to the elevation and exposed location of the site in an area of high scenic amenity and visible from a scenic route with views and prospects designated for protection in Mayo County Development Plan 2014-2020, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape and would detract from the rural character and scenic amenities of the area. The proposed development would thereby be contrary to the objectives of the Planning Authority, as set out in the Mayo County Development Plan 2014 – 2020, would seriously injure the visual amenities of the area and, therefore, would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the ground, soil and subsoil conditions observed on the site and given the apparent insufficient depth of unsaturated subsoil between the proposed percolation pipes and the water table, the Board is not satisfied that the site is suitable for the treatment and disposal of

domestic foul effluent in accordance with the "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)", 2009 and subsequent clarifications issued by the Environmental Protection Agency. The proposed development would, therefore, be prejudicial to public health.

3. On the basis of the information provided with the application and appeal and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on Blacksod Bay / Broadhaven SPA (Site Code No. 004037) and Broadhaven Bay SAC (Site Code No. 000472), or any other European site, in view of the site's Conservation Objectives. In such circumstances, the Board is precluded from granting approval/permission.

Board Member

Date: 11th December 2017

Eugene Nixon