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Bord  
Pleanála

**Board Direction**  
**PL16.248728**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 8<sup>th</sup> March 2018.

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

### **Reasons and Considerations**

Having regard to the location of the site within an Area Under Strong Urban Influence as designated in the current Mayo County Development Plan 2014 – 2020 and where, in accordance with the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, it is policy to distinguish between urban-generated and rural-generated housing need, and, having regard to the nature of employment of the applicants, a rural generated housing need for a house at this location has not be identified. The proposed development, in the absence of any identified rural-generated need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the Ministerial Guidelines and be contrary to proper planning and sustainable development of the area.

**Board Member**

**Date:** 9<sup>th</sup> March 2018

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Eugene Nixon